



Property Committee

REGULAR MEETING AGENDA

October 27, 2006
8:30 a.m.

South Florida Regional Transportation Authority

Board Room

800 NW 33rd Street, Suite 100
Pompano Beach, Florida 33064

www.sfrta.fl.gov

FOR FURTHER INFORMATION CALL WILLIAM CROSS AT (954) 788-7916

Members

George Morgan, Jr., Chair
Bill T. Smith, Vice Chair
Commissioner James A. Scott

Directions to SFRTA: I-95 to Copans Road. Go west on Copans to North Andrews Avenue Ext. and turn right. Go straight to Center Port Circle, which is NW 33rd Street, and turn right. SFRTA's offices are in the building to the right. The SFRTA offices are also accessible by taking the train to the Pompano Beach Station. The SFRTA building is South of the station. Parking is available across the street from SFRTA's offices, at the Pompano Beach Station.

PROPERTY COMMITTEE MEETING
OF OCTOBER 27, 2006

The meeting will convene at 8:30 a.m., and will be held in the Board Room of the South Florida Regional Transportation Authority, Administrative Offices, 800 NW 33rd Street, Suite 100, Pompano Beach, FL 33064.

CALL TO ORDER

AGENDA APPROVAL – Additions, Deletions, Revisions

MATTERS BY THE PUBLIC – Persons wishing to address the Committee are requested to complete an “Appearance Card” and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

CONSENT AGENDA

Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one motion in the form listed below. If discussion is desired by any Committee Member, however, that item may be removed from the Consent Agenda and considered separately.

C1 – [MOTION TO APPROVE](#): Minutes of Property Committee Meeting of September 22, 2006

REGULAR AGENDA

Those matters included under the Regular Agenda differ from the Consent Agenda in that items will be voted on individually. In addition, presentations will be made on each motion, if so desired.
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There are no Regular Agenda Items.

INFORMATION / PRESENTATION ITEMS

Action not required, provided for information purposes only.
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I1 – [INFORMATION](#): Tri-Rail Station Area Land Use, Zoning and Government Owned Properties

I2 – [INFORMATION](#): Tri-Rail Boca Raton Station – Phase II Joint Development Project

I3 – [INFORMATION](#): New Station Needs Assessment

I4 – [INFORMATION](#): SFRTA Proposed Administrative Facility at Cypress Creek

OTHER BUSINESS

SFRTA EXECUTIVE DIRECTOR REPORTS/COMMENTS

PROPERTY COMMITTEE MEMBER COMMENTS

ADJOURNMENT

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, must at least 48 hours prior to the meeting, provide a written request directed to the Planning and Capital Development Department at 800 NW 33rd Street, Suite 100, Pompano Beach, Florida, or telephone (954) 942-RAIL (7245) for assistance; if hearing impaired, telephone (800) 273-7545 (TTY) for assistance.

Any person who decides to appeal any decision made by the South Florida Regional Transportation Authority Property Committee with respect to any matter considered at this meeting or hearing, will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons wishing to address the Committee are requested to complete an “Appearance Card” and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

MINUTES
PROPERTY COMMITTEE MEETING
OF SEPTEMBER 22, 2006

The Property Committee meeting was held at 8:30 a.m. on Friday, September 22, 2006 in the Board Room of the South Florida Regional Transportation Authority (SFRTA), Administrative Offices, located at 800 NW 33rd Street, Suite 100, Pompano Beach, FL 33064.

COMMITTEE MEMBERS PRESENT:

Commissioner James Scott, SFRTA Board Chair and Property Committee Chair
Mr. Bill Smith, SFRTA Board Member and Property Committee Vice-Chair (Via Telephone Conference)
Mr. George Morgan, Jr., SFRTA Board Member

ALSO PRESENT:

Commissioner Jeff Koons, SFRTA Board Member
Mr. Joseph Giulietti, SFRTA Executive Director
Mr. Jack Stephens, SFRTA Deputy Executive Director
Ms. Bonnie Arnold, SFRTA
Mr. Brad Barkman, SFRTA
Ms. Loraine Cargill, SFRTA
Mr. William Cross, SFRTA
Ms. Diane Hernandez Del Calvo, SFRTA
Mr. Michael Masanoff, Cypress Creek Partners, LLC
Ms. Renee Mathews, SFRTA
Mr. Dan Mazza, SFRTA
Ms. Teresa Moore, Greenberg Traurig
Mr. Jeff Olson, SFRTA
Ms. Flavia Silva, SFRTA
Ms. Lynda Kompelien Westin, SFRTA
Mr. Edward Woods, SFRTA

CALL TO ORDER

The Chair called the meeting to order at 8:40 a.m.

AGENDA APPROVAL – Additions, Deletions, Revisions

Mr. Morgan moved for approval of the Agenda. The motion was seconded by Mr. Smith.

The Chair called for further discussion and/or opposition to the motion. Upon hearing none, the Chair declared the Agenda approved unanimously.

MATTERS BY THE PUBLIC – Persons wishing to address the Committee are requested to complete an “Appearance Card” and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

There were no Matters by the Public at this meeting.

CONSENT AGENDA

Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one motion in the form listed below. If discussion is desired by any Committee Member, however, that item may be removed from the Consent Agenda and considered separately.

C1 – MOTION TO APPROVE: Minutes of Property Committee Meeting of August 25, 2006

Mr. Morgan moved for approval of the Consent Agenda. The motion was seconded by Mr. Smith.

The Chair called for further discussion and/or opposition to the motion. Upon hearing none, the Chair declared the Consent Agenda approved unanimously.

REGULAR AGENDA

Those matters included under the Regular Agenda differ from the Consent Agenda in that items will be voted on individually. In addition, presentations will be made on each motion, if so desired.
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R1 – MOTION TO ELECT: Property Committee Chair and Vice-Chair for Fiscal Year 2006-07

Mr. Smith moved to elect Mr. Morgan to serve as Chair. The motion was seconded by Commissioner Scott.

Mr. Morgan moved to elect Mr. Smith to serve as Vice-Chair. The motion was seconded by Commissioner Scott.

The Chair called for further discussion and/or opposition to the motions. Upon hearing none, the Chair declared the motions approved unanimously.

INFORMATION / PRESENTATION ITEMS

Action not required, provided for information purposes only.
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I1 – INFORMATION: Parking and Circulation Study

Mr. Cross, Manager of SFRTA’s Planning & Capital Development Department, stated that the purpose of the Parking and Circulation study is to identify existing and future parking needs at Tri-Rail stations and to develop a parking improvement implementation plan. Mr. Cross added that an inventory of existing facilities and estimate of future demand is being prepared along with a

prioritized list of recommended enhancements to vehicular and pedestrian circulation including loading areas, bicycle facilities, and transit amenities. Mr. Cross informed the Property Committee members that the final Parking and Circulation study report is expected by November 2006 and staff will bring back the study's results to the Property Committee.

The Chair moved the discussions to the next item on the Agenda.

I2 – INFORMATION: Public-Owned Properties Along the South Florida Rail Corridor

Mr. Cross stated that through SFRTA's relationship with the Treasure Coast Regional Planning Council (TCRPC) and the South Florida Regional Planning Council (SFRPC), staff was able to produce an inventory of SFRTA, the Florida Department of Transportation (FDOT) and other public-owned properties within ½ mile of Tri-Rail stations.

Mr. Morgan requested staff to provide aerial representation of these properties to better evaluate SFRTA's current and future needs in conjunction with the Parking and Circulation study.

Commissioner Koons, SFRTA Board Member, addressed the Property Committee regarding ongoing Comprehensive Plan amendments throughout Palm Beach County.

The Chair moved the discussions to the next item on the Agenda.

I3 – INFORMATION: Cypress Creek Station Parking Spaces Transfer

Mr. Giulietti stated that FDOT has requested this item be brought to the SFRTA Property Committee and added that Cypress Creek Partners, LLC (CCP) has assumed the lease with FDOT as landlord for the property known as the Cypress Creek Park and Ride (Property). CCP planned to construct a mixed-use transit-oriented development on the Property integrating it with the adjacent Tri-Rail Cypress Creek Station. Mr. Giulietti stated that the final disposition of the development at Cypress Creek will be handled through FDOT District IV Offices and that if the negotiations are successful and approved by the Property Committee and SFRTA Governing Board, the agreement will be submitted to FDOT District IV for implementation through a Joint Participation Agreement (JPA) process between CCP and FDOT.

Mr. Masanoff of CCP, stated that CCP originally submitted a proposal to the SFRTA to afford a mechanism to provide sufficient public parking immediately adjacent to the Cypress Creek Tri-Rail station. Mr. Masanoff stated that this proposal was later withdrawn, however CCP is now requesting the Property Committee direct staff to reopen negotiations with CCP.

There was discussion amongst the members and the Chair directed Mr. Morgan to work with staff and CCP and bring this item back to the Property Committee at a future meeting.

The Chair moved the discussions to the next item on the Agenda.

OTHER BUSINESS

1) SFRTA/Tri-Rail Stations Update Report

2) Planning & Capital Development Activity Report

SFRTA EXECUTIVE DIRECTOR REPORTS/COMMENTS

There were no Reports/Comments from the SFRTA Executive Director.

PROPERTY COMMITTEE MEMBER COMMENTS

There were no Comments from the Property Committee Members.

ADJOURNMENT

The meeting was adjourned at 9:25 a.m.

SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY
PROPERTY COMMITTEE
MEETING : OCTOBER 27, 2006

INFORMATION ITEM REPORT

☒ Information Item ☐ Presentation

TRI-RAIL STATION AREA
LAND USE, ZONING AND GOVERNMENT OWNED PROPERTIES

SUMMARY EXPLANATION AND BACKGROUND:

At the September 22, 2006 Property Committee meeting, staff was directed to prepare maps of the land use, zoning, and government owned properties surrounding Tri-Rail stations.

Attached as Exhibit 1 are maps detailing the land use, zoning, and government owned properties within a half mile of each Tri-Rail station.

EXHIBIT ATTACHED: [Exhibit 1: Land Use, Zoning, and Government Property Maps](#)

Tri-Rail Stations



1. Future Land-Use
2. Zoning
3. Government Properties



Kimley-Horn
and Associates, Inc.



Mangonia Park



Kimley-Horn
and Associates, Inc.

Tri-Rail Stations



Future Land-Use • Zoning • Government Properties

**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Mangonia Park
Tri-Rail Station
Future Land Use**

-  Tri-Rail Station
 Station 1/2 Mile Buffer
 Rail Line
 Residential Estate (1 du/ac)
 Residential Low (5 du/ac)
 Residential High (14 du/ac)
 Commercial
 Commercial Recreation
 Municipal
 Park
 Industrial
 Roads



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June 19, 2006

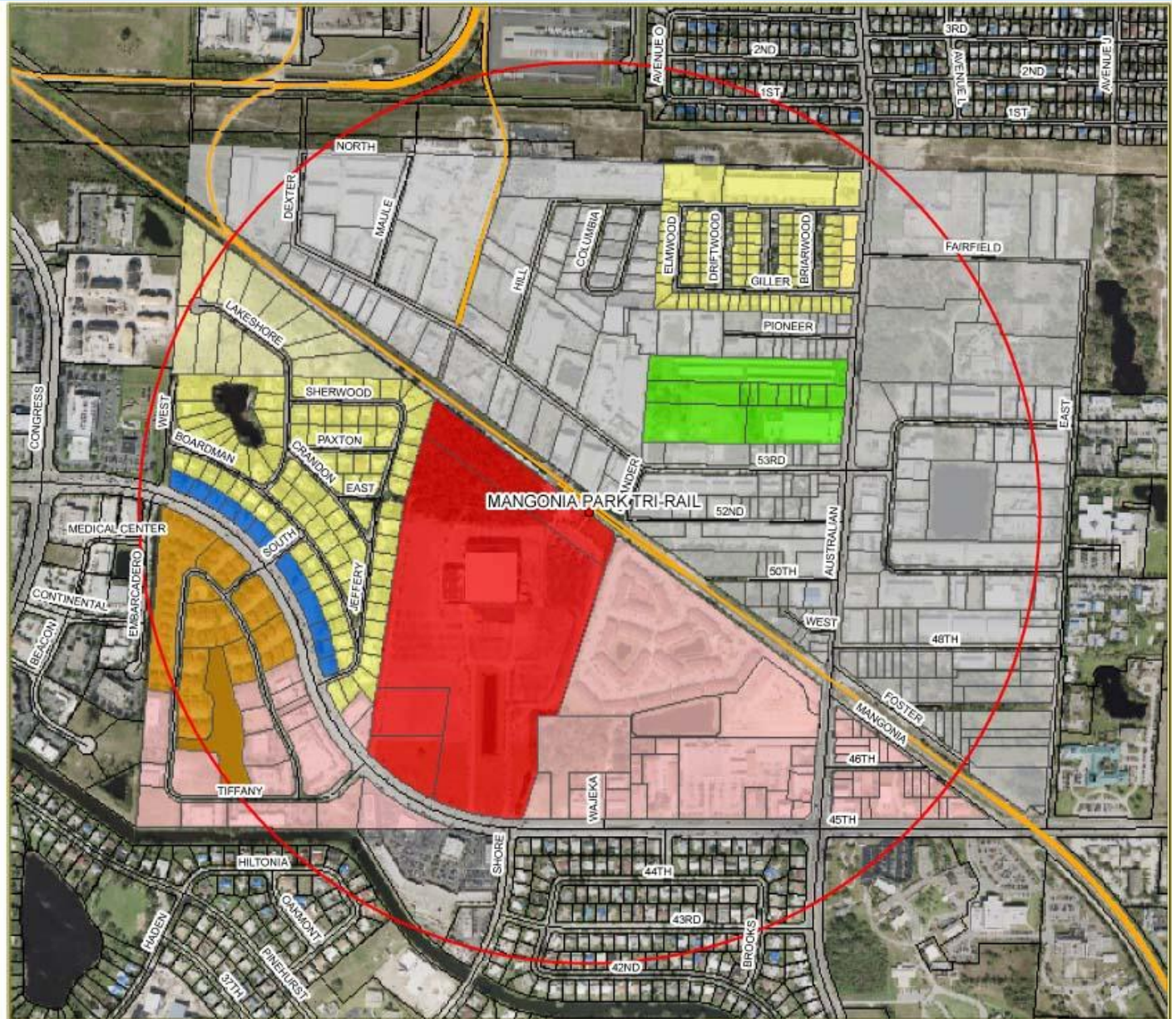


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Miles

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1 inch equals 583 feet

Sources: Palm Beach County MPO, Town of Mangonia Park, TCRPC
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

Mangonia Park Tri-Rail Station Zoning Districts

- Tri-Rail Station
- Station 1/2 Mile Buffer
- Rail Line
- RE: Residential Estate
- R1: Residential Low Density
- R2: Residential High Density
- CL: Limited Commercial
- CR: Commercial Recreation
- SC: Shopping Center
- AP: Administration & Professional
- I: Industrial
- PCC: Planned Commerce Center
- Municipal Boundary
- Roads



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June 19, 2006

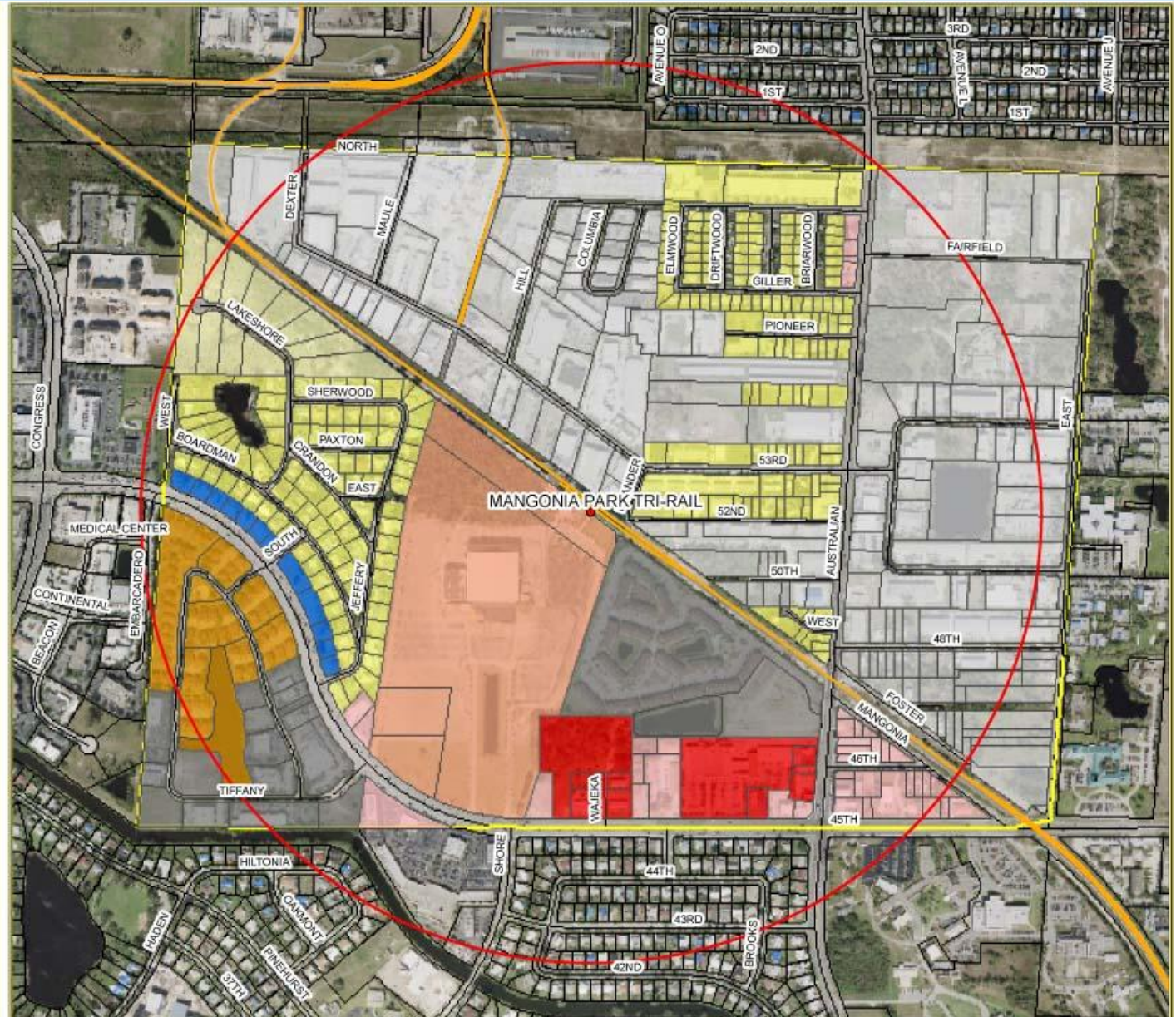


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Miles

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1 inch equals 583 feet

Sources: Palm Beach County MPO, Town of Mangonia Park, TCRPC
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Mangonia Park
Tri-Rail Station
Government Parcels**

- Tri-Rail Station
- Rail Line
- Station 1/2 Mile Buffer
- Government Parcel



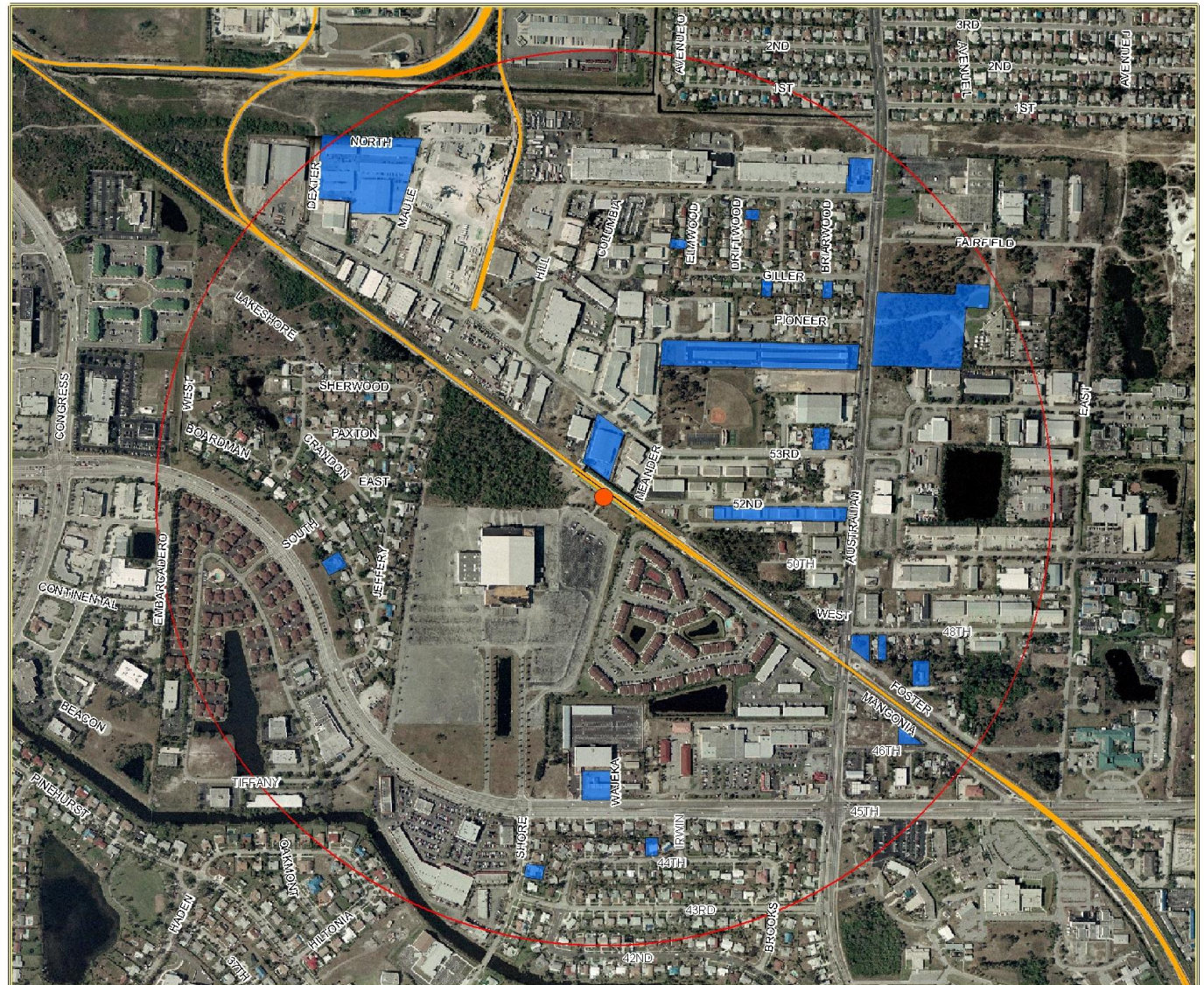
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August 30, 2006



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Miles

Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.



West Palm Beach



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Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**West Palm Beach
Tri-Rail Station
Future Land Use**

- Tri-Rail Station
- Station 1/2 Mile Buffer
- Rail Line
- UCBD: Urban Central Business District
- C: Commercial
- CS: Community Service
- I: Industrial
- SIZ/I: Special Impact Zone/Industrial
- Water
- Roads



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June 19, 2006

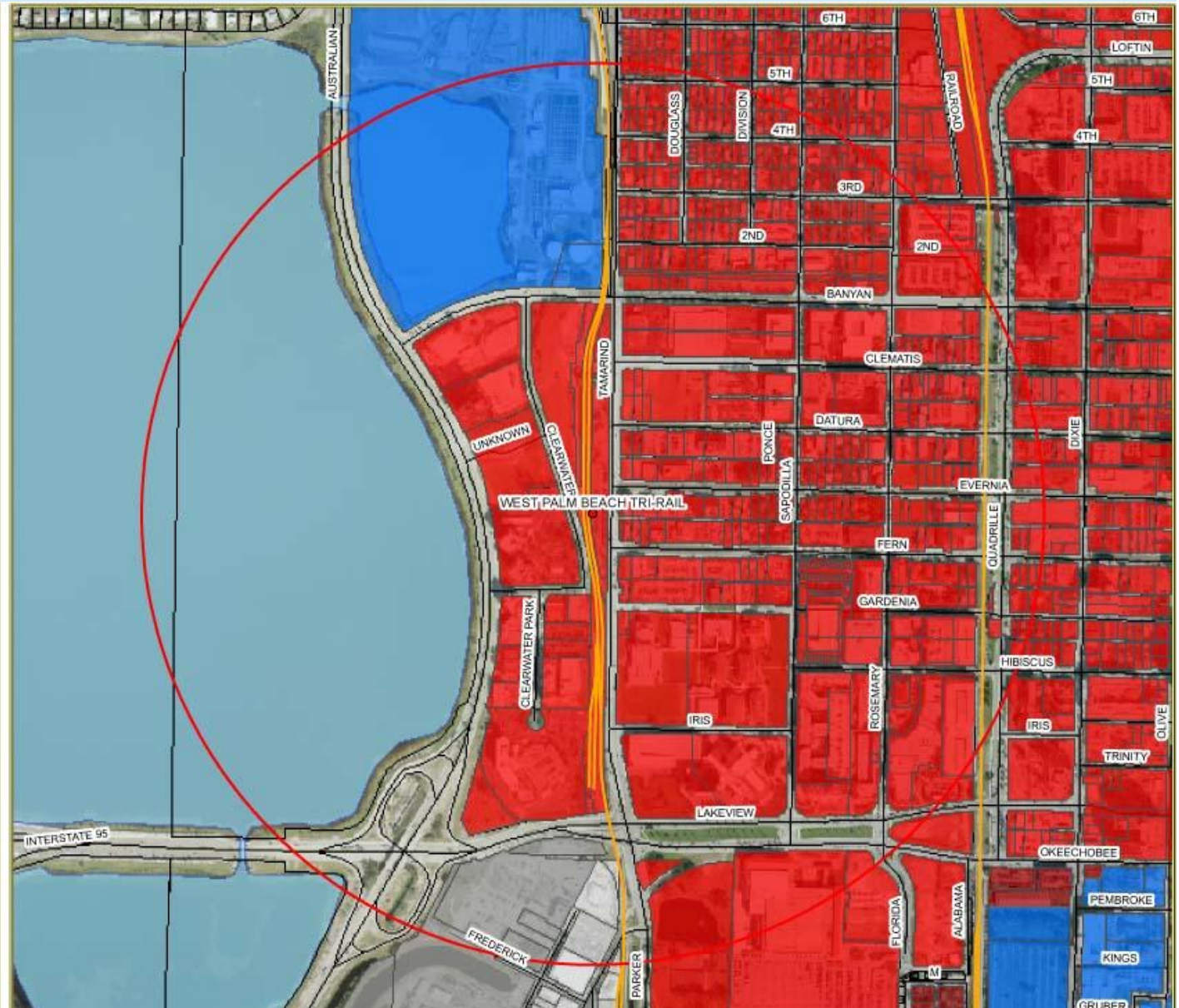


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Miles

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1 inch equals 583 feet

Sources: Palm Beach County MPO, City of West Palm Beach, TCRPC
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**West Palm Beach
Tri-Rail Station
Zoning Districts**

- Tri-Rail Station
- Station 1/2 Mile Buffer
- Rail Line
- SF14: Single Family High
- MF14: Multi Family Low
- DMPBTI: Building Type I
- DMPBTII: Building Type II
- DMPBTIII: Building Type III
- DMPBTIV: Building Type IV
- GC: General Commercial
- CS: Community Service
- SLT: Special Landscape Treatment
- I: Industrial
- Water
- Roads



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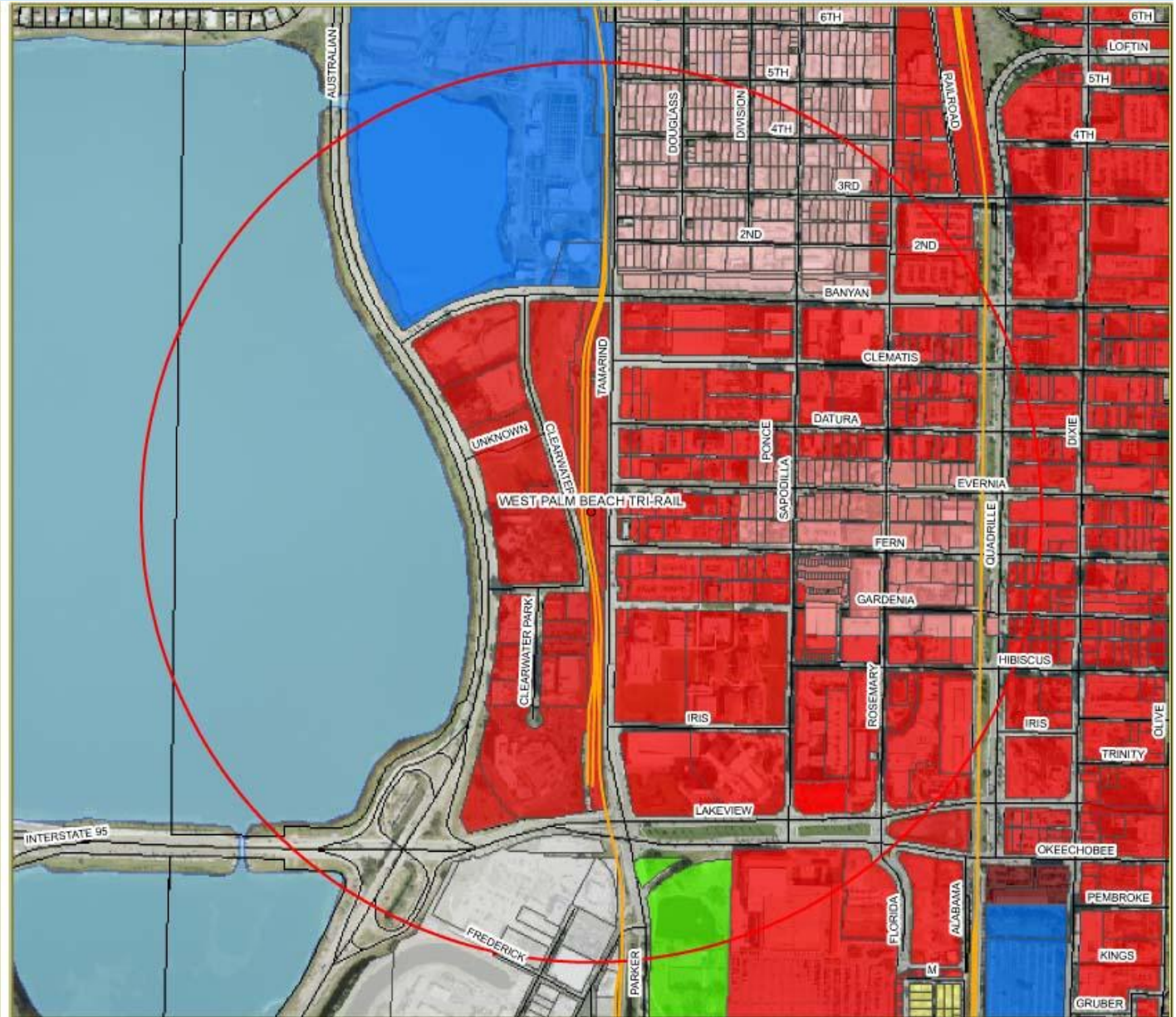


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Miles

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1 inch equals 583 feet

Sources: Palm Beach County MPO, City of West Palm Beach, TCRPC
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



South Florida Regional Transportation Authority Tri-Rail Corridor

West Palm Beach Tri-Rail Station Government Parcels

- Tri-Rail Station
- Rail Line
- Station 1/2 Mile Buffer
- Government Parcel



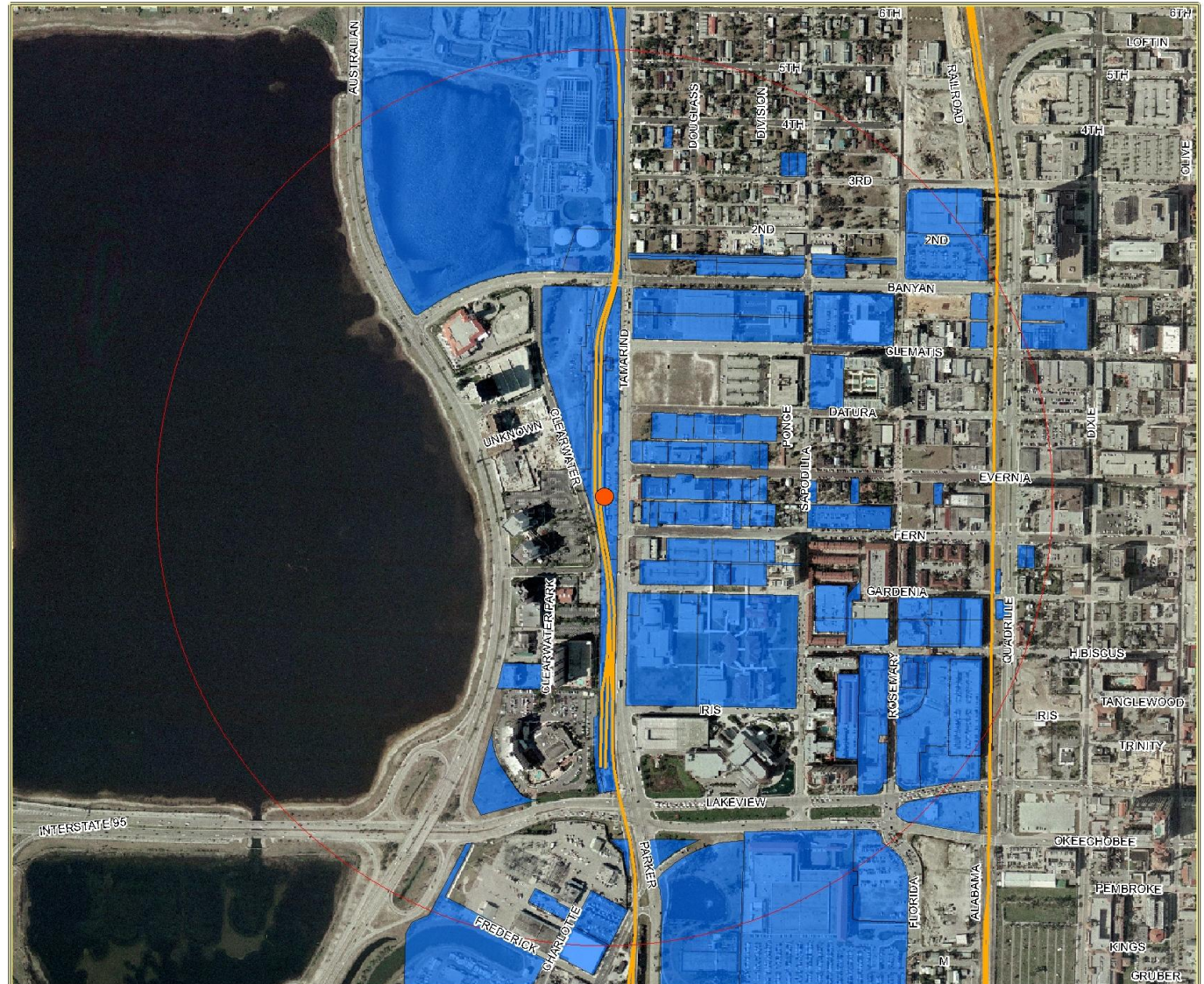
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August 30, 2006



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Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.



Lake Worth



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Tri-Rail Stations



Future Land-Use • Zoning • Government Properties

**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Lake Worth
Tri-Rail Station
Future Land Use**

- Tri-Rail Station
- Station 1/2 Mile Buffer
- Rail Line
- SFR: Residential Single Family
- MDR: Residential Medium Density
- HDR: Residential High Density
- MU: Mixed Use Office Residential
- GC: General Commercial
- CAC: Central Area Commercial
- P: Public
- PROS: Recreation Open Space
- I: Industrial
- Unincorporated Areas
- Water
- Roads



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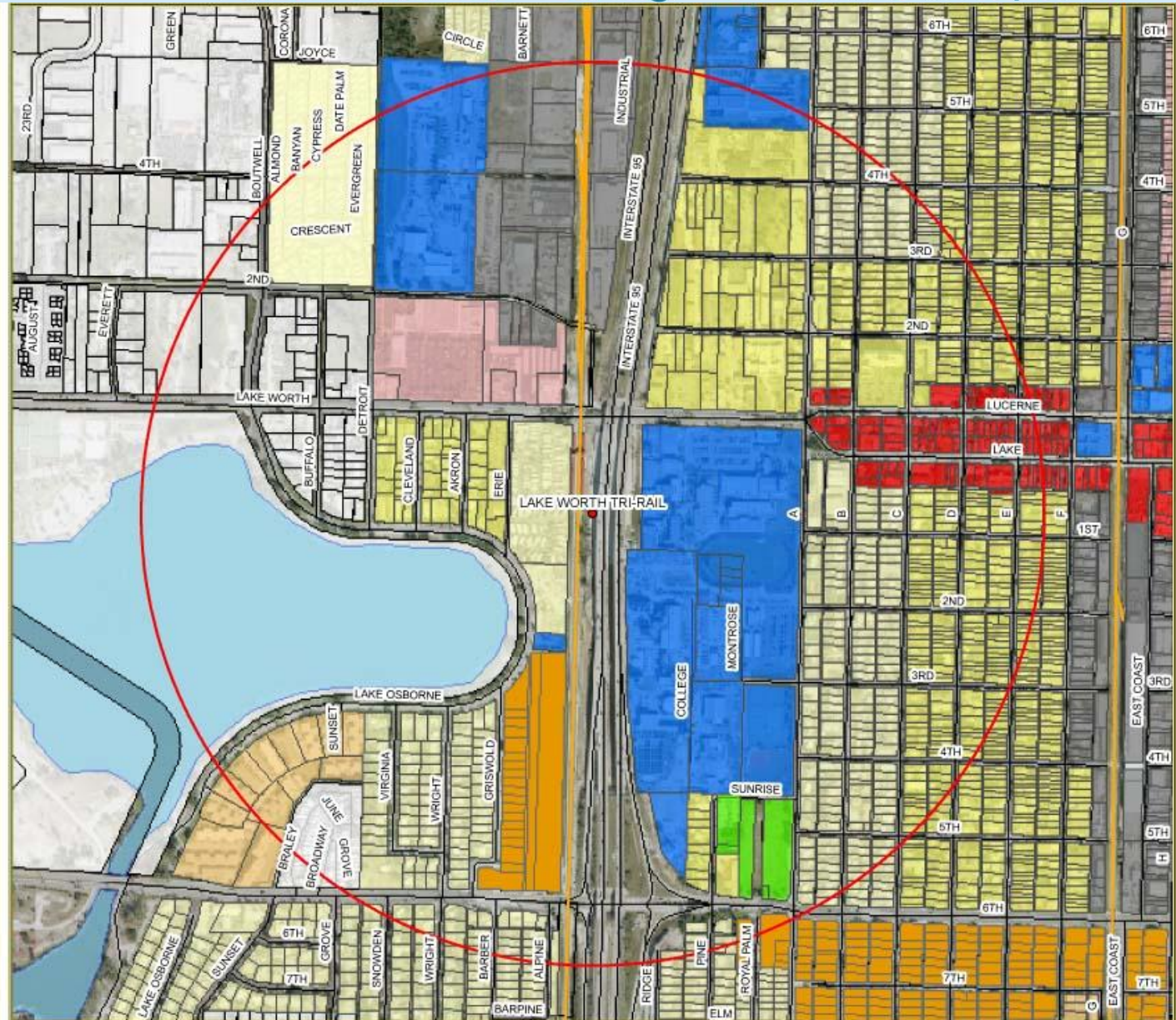


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1 inch equals 583 feet

Sources: Palm Beach County MPO, City of Lake Worth, TCRPC
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Lake Worth
Tri-Rail Station
Zoning Districts**

- Tri-Rail Station
- Station 1/2 Mile Buffer
- Rail Line
- SF-7: Residential Single Family (7 du/ac)
- SF-TF-14: Residential Single & Two Family (14 du/ac)
- SF-7/POSU: Special Use Single Family/Professional Office
- MH-7: Residential Mobile Home (7 du/ac)
- MF-20: Residential MultiFamily (20 du/ac)
- POMF-20: Professional Office/MultiFamily (20 du/ac)
- MF-30: Residential MultiFamily (30 du/ac)
- MIC 1-2: Commercial Moderate Intensity
- HIC 1-2: Commercial High Intensity
- CAC: Central Area Commercial
- P: Public
- PROS: Recreation/Open Space
- LTI: Industrial Low Traffic Generating
- LHTI: Industrial Low to High Traffic Generating
- Unincorporated Areas
- Water
- Roads



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June 19, 2006

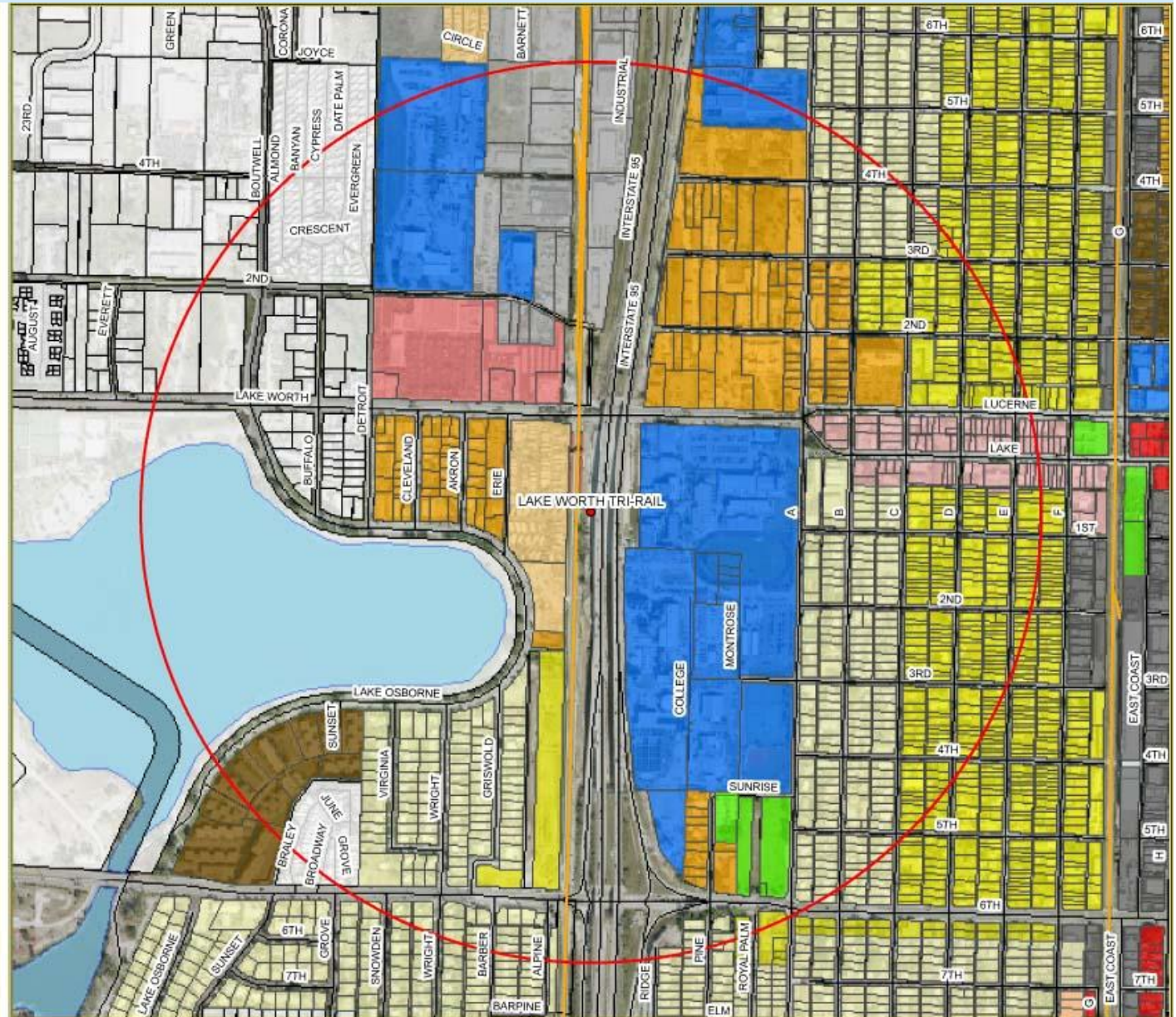


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1 inch equals 583 feet

Sources: Palm Beach County MPO, City of Lake Worth, TCRPC
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Lake Worth
Tri-Rail Station
Government Parcels**

- Tri-Rail Station
- Rail Line
- Station 1/2 Mile Buffer
- Government Parcel



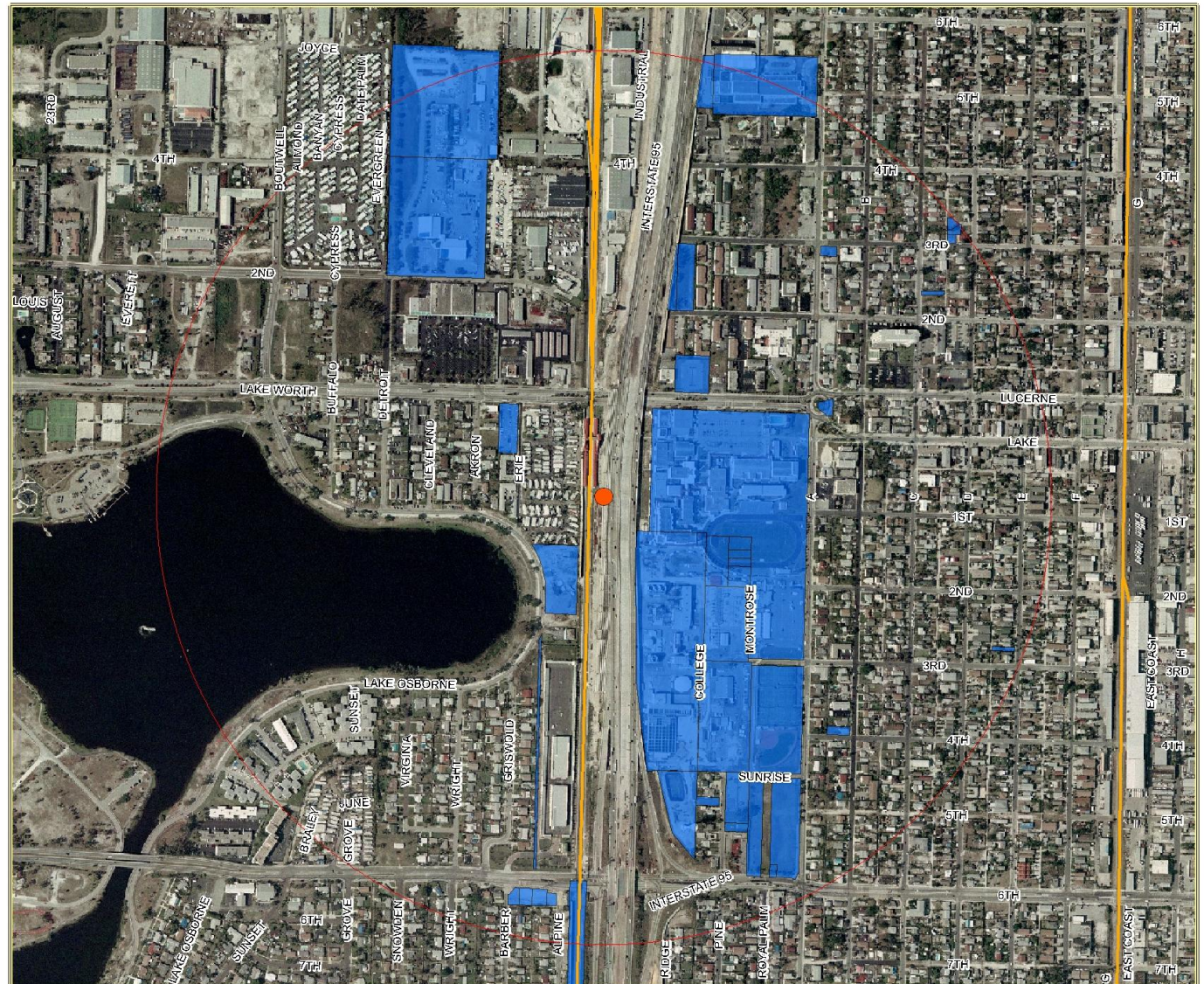
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August 30, 2006



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Miles

Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.



Boynton Beach



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Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Boynton Beach
Tri-Rail Station
Future Land Use**

- Tri-Rail Station
- Station 1/2 Mile Buffer
- Rail Line
- LDR: Residential Low (4.84 du/ac)
- MODR: Residential Moderate (7.26 du/ac)
- MEDR: Residential Medium (9.58 du/ac)
- HDR: Residential High (10.8 du/ac)
- LRC: Local Retail Commercial
- OC: Office Commercial
- PPGI: Institutional
- R: Recreational
- CON: Conservation
- I: Industrial
- Unincorporated Areas
- Roads



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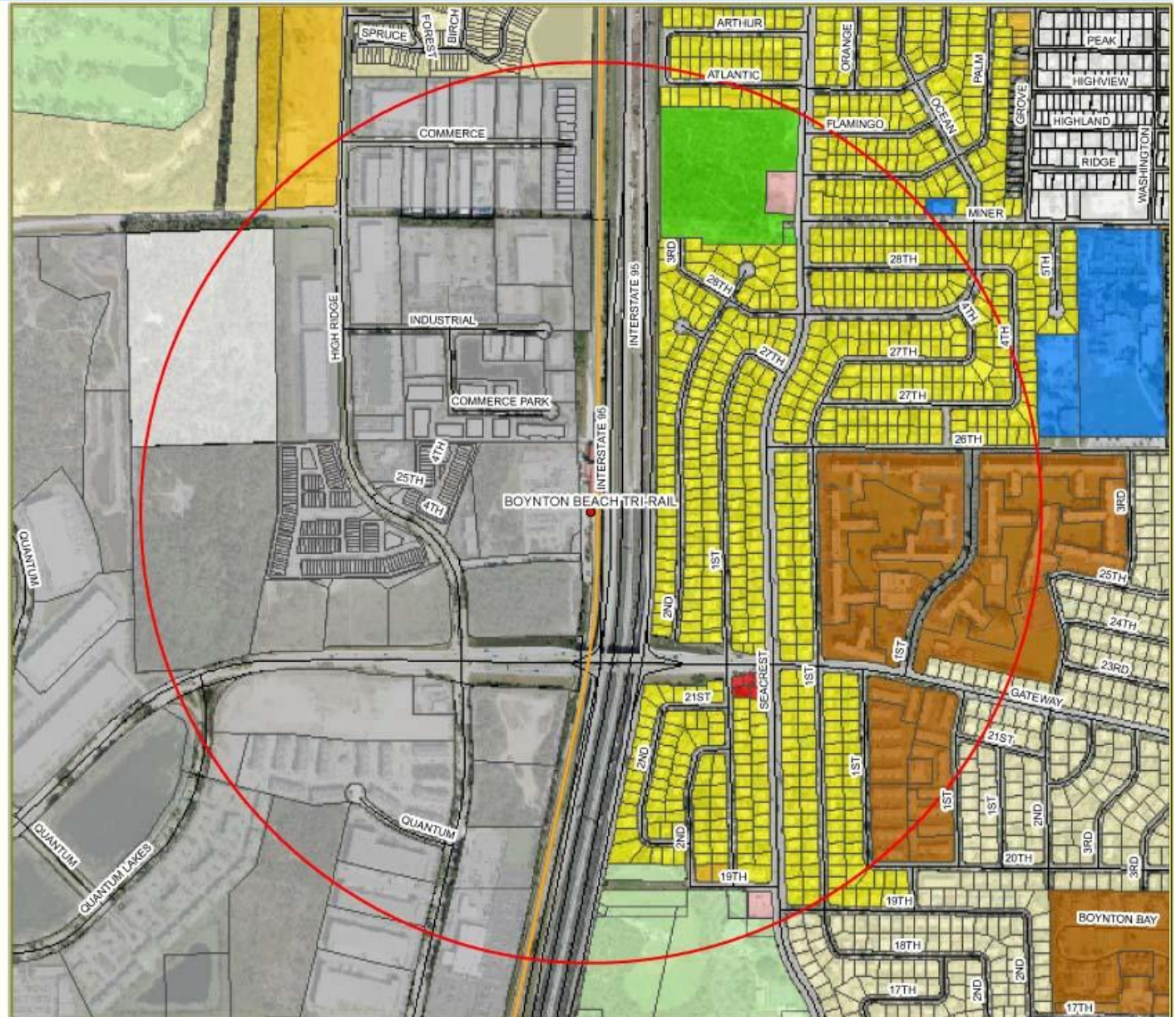


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1 inch equals 583 feet

Sources: Palm Beach County MPO, City of Boynton Beach, TCRPC
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



South Florida Regional Transportation Authority Tri-Rail Corridor

Boynton Beach Tri-Rail Station Zoning Districts

- Tri-Rail Station
- Station 1/2 Mile Buffer
- Rail Line
- R1A: Residential Single Family
- R1AA: Residential Single Family
- R1AAA: Residential Single Family
- R1: Residential Single Family
- R2: Residential Duplex
- R3: Residential Multi Family
- PUD: Planned Unit Development
- C1: Office Professional
- C2: Neighborhood Commercial
- PU: Public Usage
- REC: Recreation
- M1: Light Industrial
- PID: Planned Industrial Development
- Unincorporated Areas
- Roads



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June 19, 2006

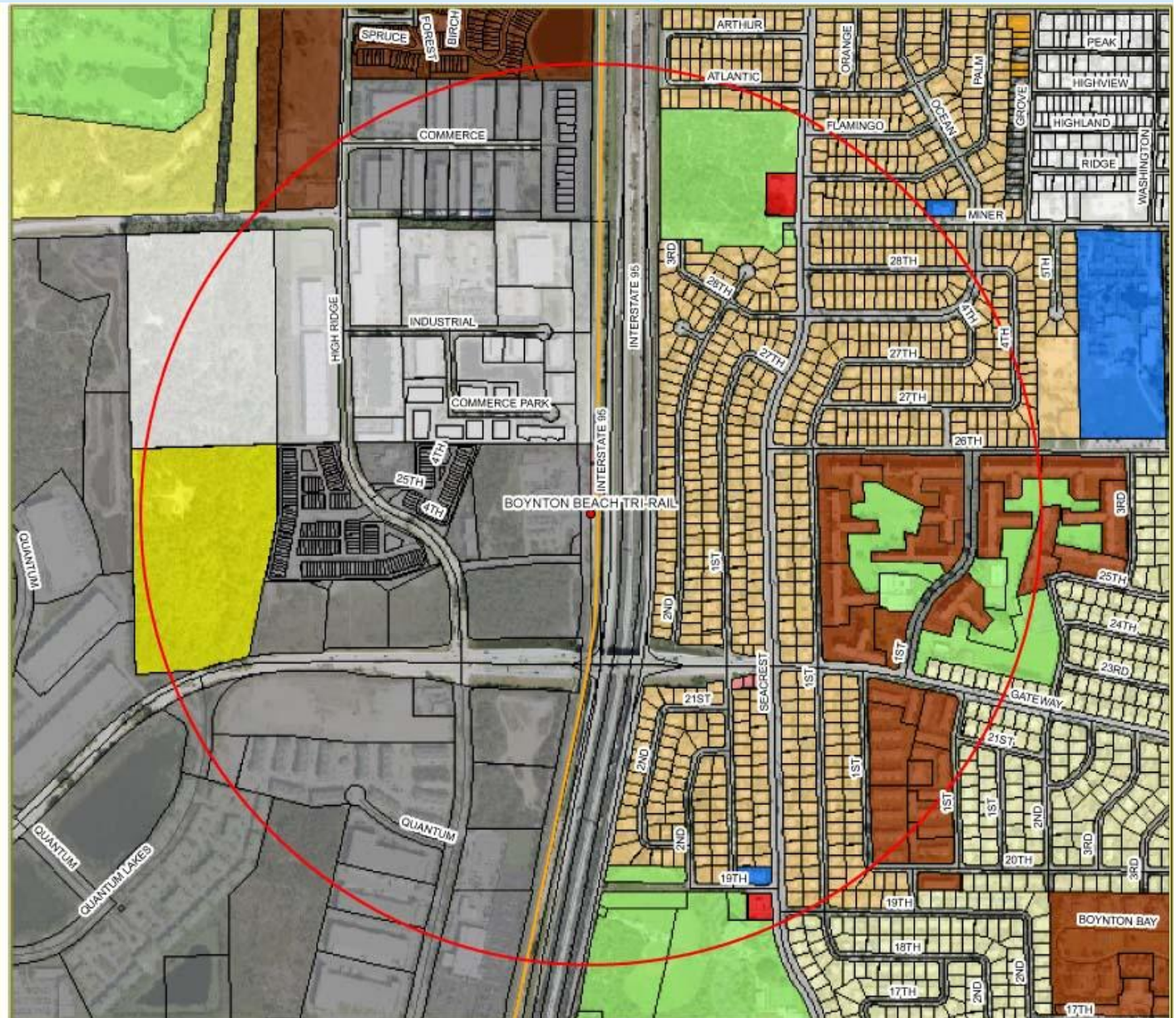


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1 inch equals 583 feet

Sources: Palm Beach County MPO, City of Boynton Beach, TCRPC
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Boynton Beach
Tri-Rail Station
Government Parcels**

- Tri-Rail Station
- Rail Line
- Station 1/2 Mile Buffer
- Government Parcel



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August 30, 2006



Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.



Delray Beach



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Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Delray Beach
Tri-Rail Station
Future Land Use**

- Tri-Rail Station
- Station 1/2 Mile Buffer
- Rail Line
- LD: Residential Low (0-5 du/ac)
- MD: Residential Medium (5-12 du/ac)
- TRN: Transitional
- GC: General Commercial
- CC: Commercial Core
- CF: Community Facilities
- OS: Open Space
- IND: Industrial
- CMR: Commerce
- Roads



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June 19, 2005



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Miles

1:7,000

1 inch equals 583 feet

Sources: Palm Beach County MPO, City of Delray Beach, TCRPC
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations



Future Land-Use • Zoning • Government Properties

**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

Delray Beach Tri-Rail Station Zoning Districts

-  Tri-Rail Station
 Station 1/2 Mile Buffer
 Rail Line
 R1A: Residential Single Family
 R1AA: Residential Single Family
 RM: Residential Multi Family Medium
 RO: Residential/Office
 POC: Planned Office Center
 POD: Professional Office District
 GC: General Commercial
 PC: Planned Commercial
 CBD: Central Business District
 CF: Community Facilities
 OSR: Open Space & Recreation
 LI: Light Industrial
 I: Industrial
 MIC: Mixed Industrial & Commercial
 Roads



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June 19, 2006

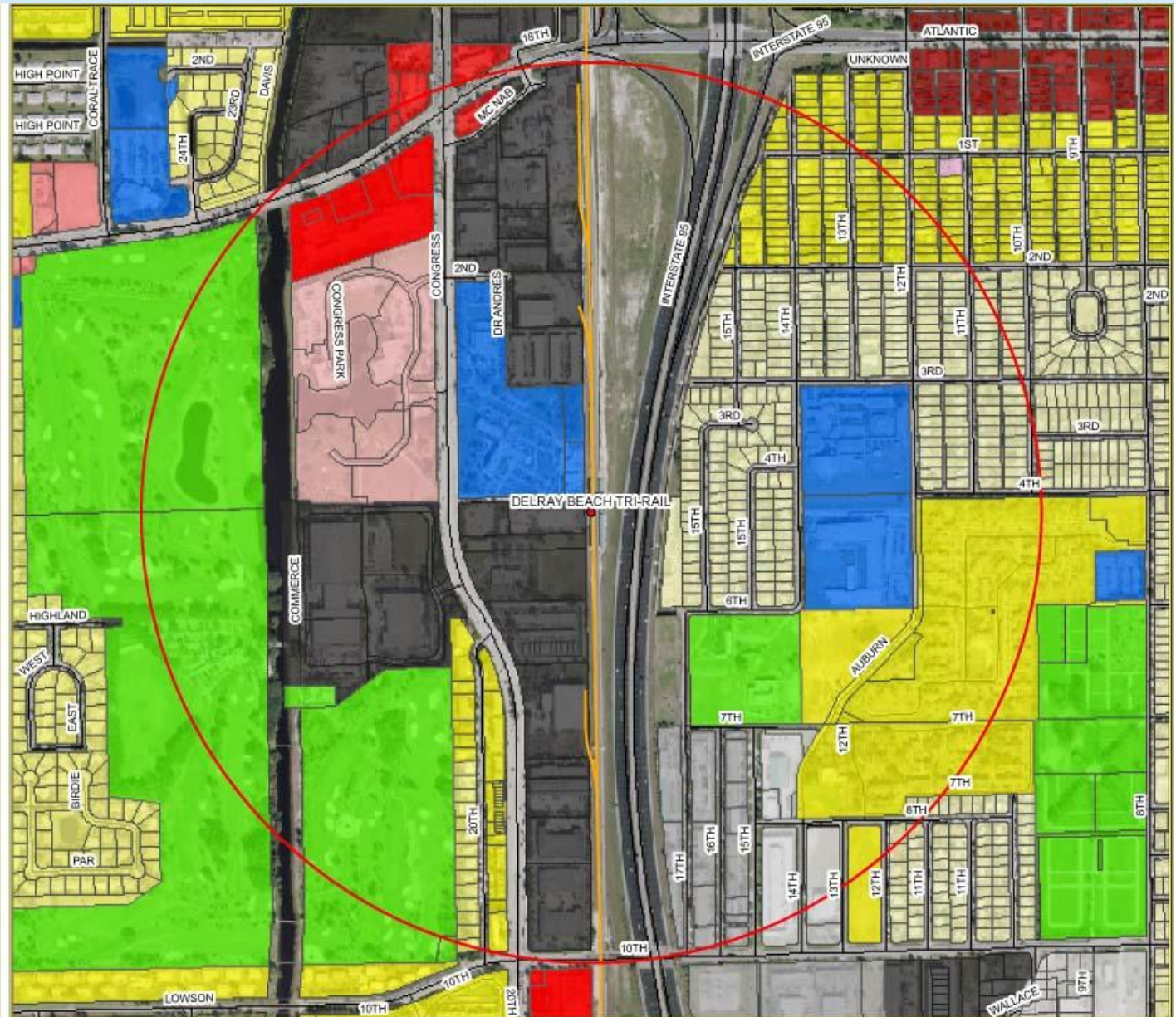


A horizontal scale bar with three segments. The first segment is labeled '0' at its left end. The second segment is labeled '0.125' at its right end. The third segment is labeled '0.25' at its right end. Below the bar, the word 'Miles' is centered.

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1 inch equals 583 feet

Sources: Palm Beach County MPO, City of Delray Beach, TCRPC
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Delray Beach
Tri-Rail Station
Government Parcels**

-  Tri-Rail Station
-  Rail Line
-  Station 1/2 Mile Buffer
-  Government Parcel



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August 30, 2006



0 0.125 0.25
Miles

Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.



Boca Raton



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Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Boca Raton
Tri-Rail Station
Future Land Use**

- Tri-Rail Station
- Station 1/2 Mile Buffer
- Rail Line
- RL: Residential Low (3.5du/ac)
- RM: Residential Med (9.5du/ac)
- PI: Institutional
- IL: Light Industrial
- Roads



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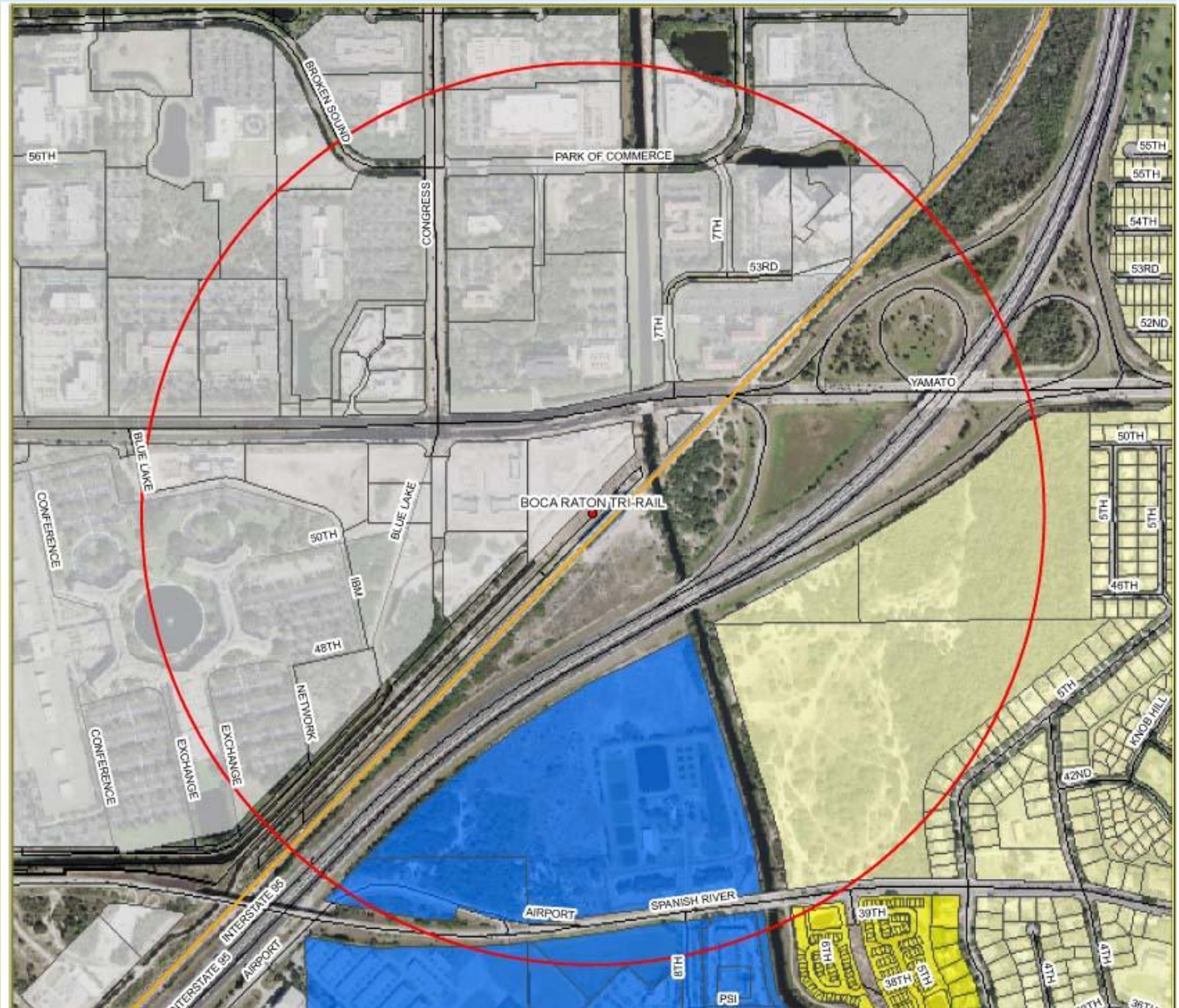
June 19, 2006



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Miles

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1 inch equals 583 feet



Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.

Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Boca Raton
Tri-Rail Station
Zoning Districts**

- Tri-Rail Station
- Station 1/2 Mile Buffer
- Rail Line
- R1D: Single Family 1,250 S.F.
- PUD/R3: Planned Devlpt/Multi-Family
- PL: Public Land
- LIRP: Light Industrial Research Park
- WI: Warehouse
- Roads



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June 19, 2006

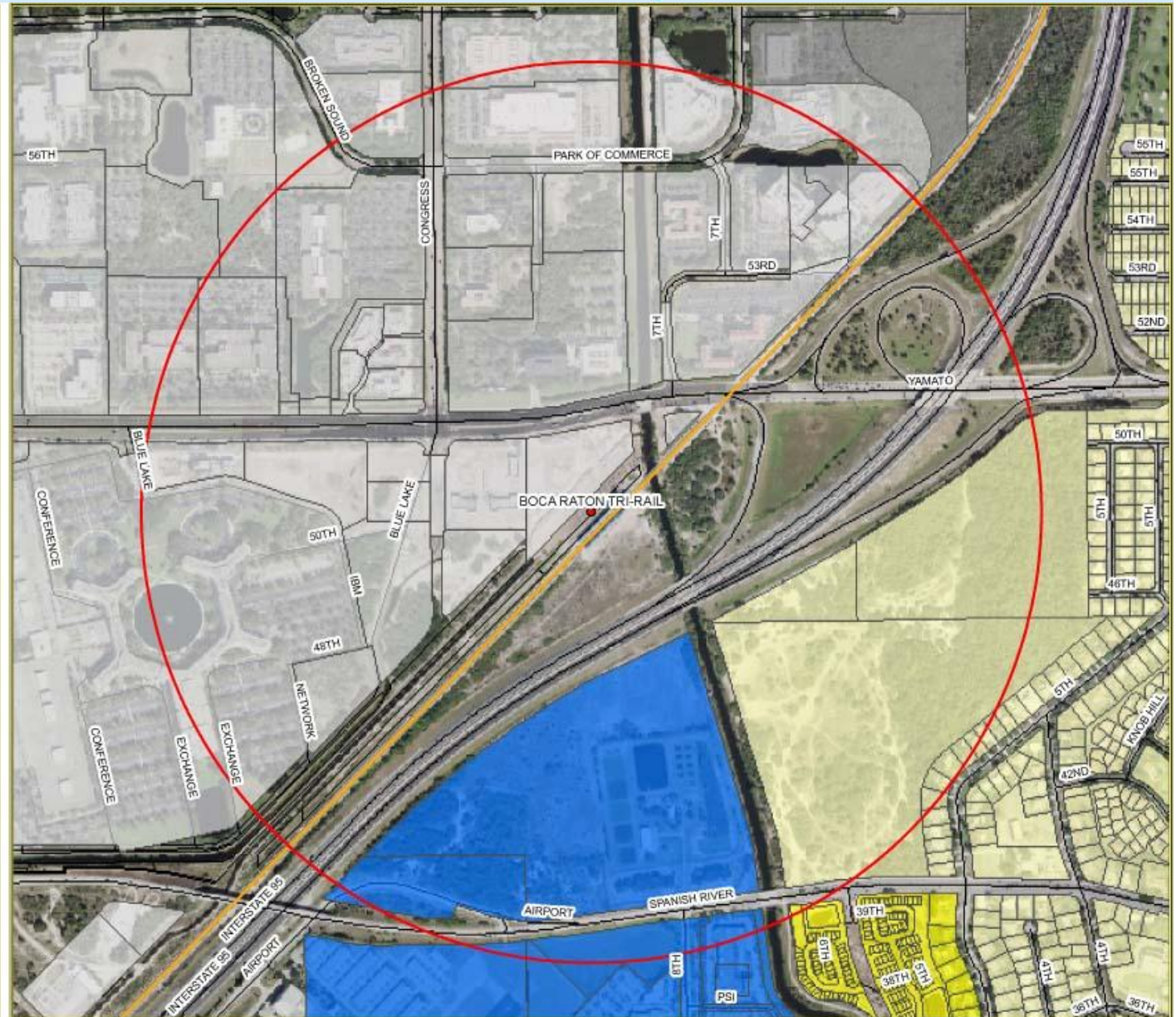


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Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Boca Raton
Tri-Rail Station
Government Parcels**

- Tri-Rail Station
- Rail Line
- Station 1/2 Mile Buffer
- Government Parcel

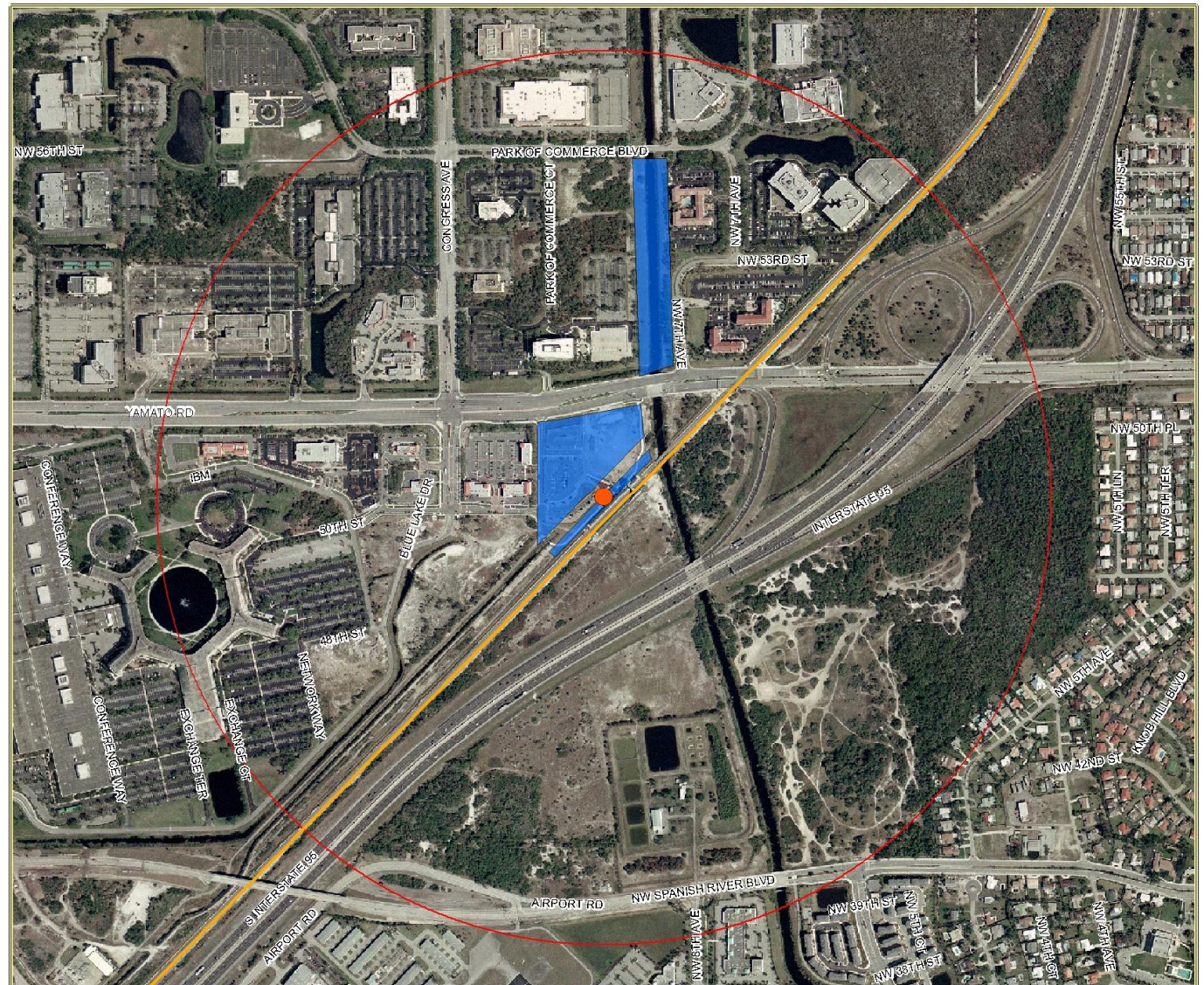


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August 30, 2006



Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.



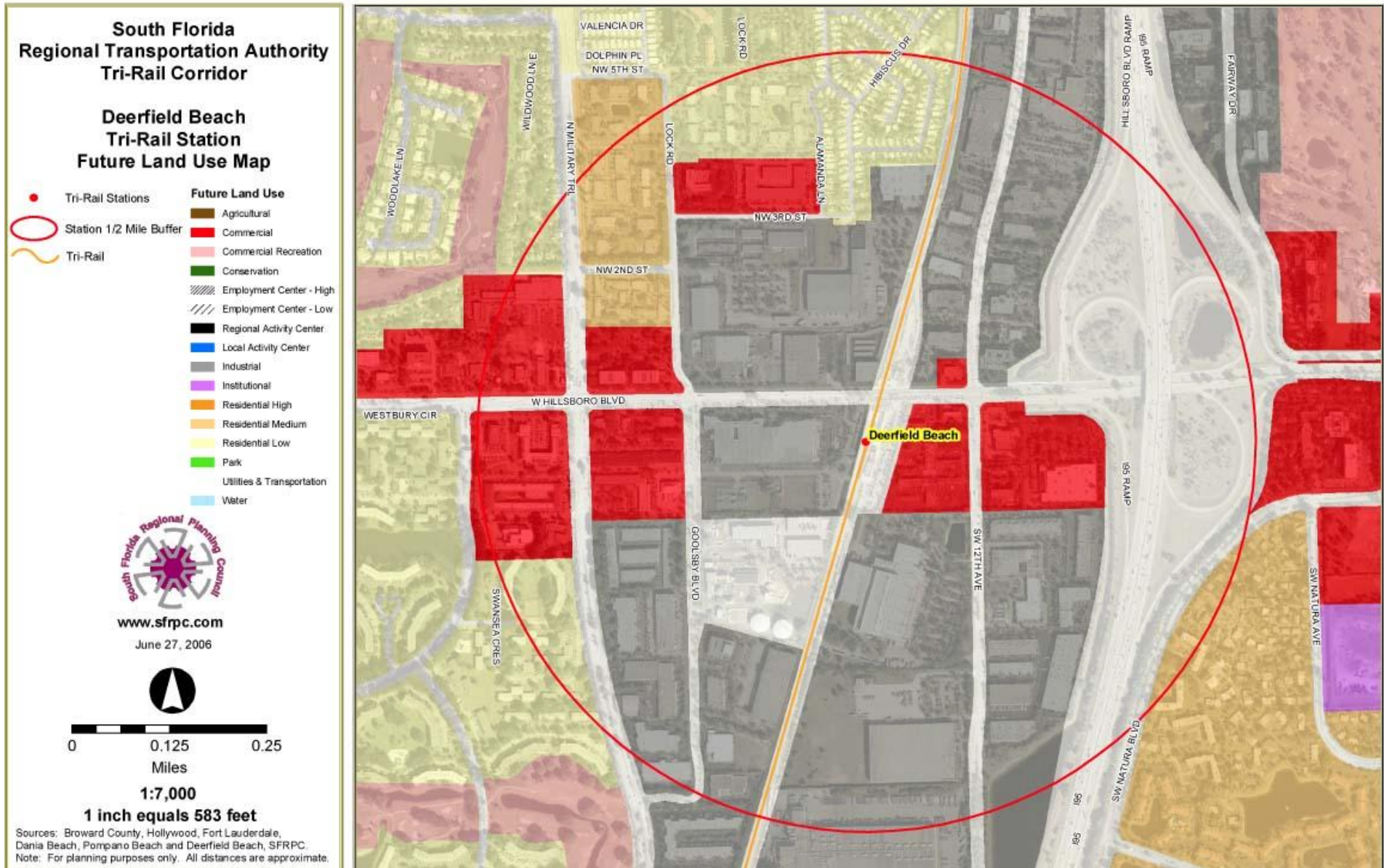
Deerfield Beach



Kimley-Horn
and Associates, Inc.

Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



Tri-Rail Stations



Future Land-Use • Zoning • Government Properties

South Florida Regional Transportation Authority Tri-Rail Corridor

Deerfield Beach Tri-Rail Station Zoning Map

- Tri-Rail Stations
- Station 1/2 Mile Buffer
- Tri-Rail
- Zoning (Deerfield)**
- BUS
- INST
- PUD
- IND
- SF
- MF



www.sfrpc.com

June 27, 2006

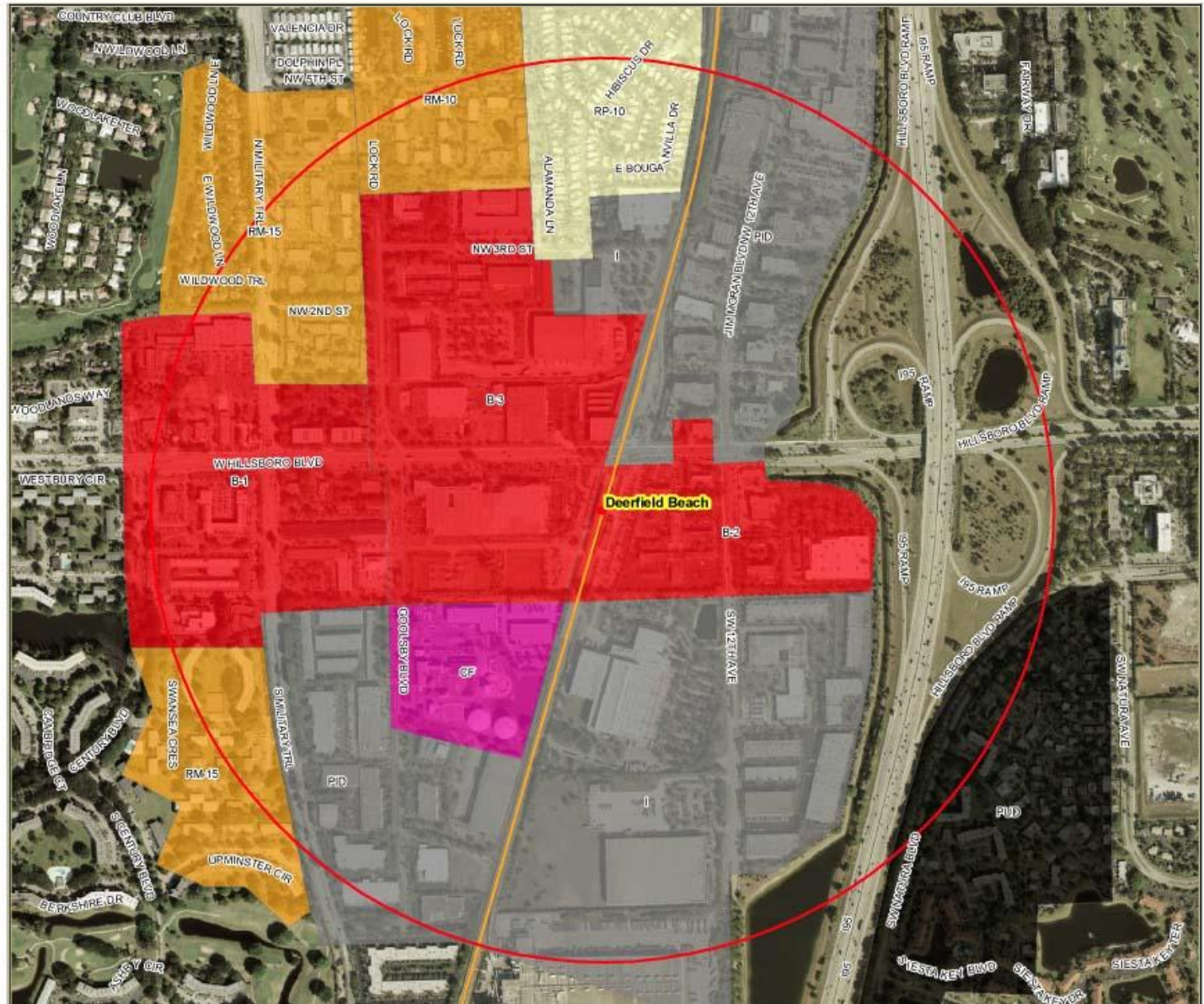


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Miles

1:7,000

1 inch equals 583 feet

Sources: Broward County, Hollywood, Fort Lauderdale,
Dania Beach, Pompano Beach and Deerfield Beach, SFRPC.
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Deerfield Beach
Tri-Rail Station
Government Parcels**

- Tri-Rail Station
- Rail Line
- Station 1/2 Mile Buffer
- Government Parcel



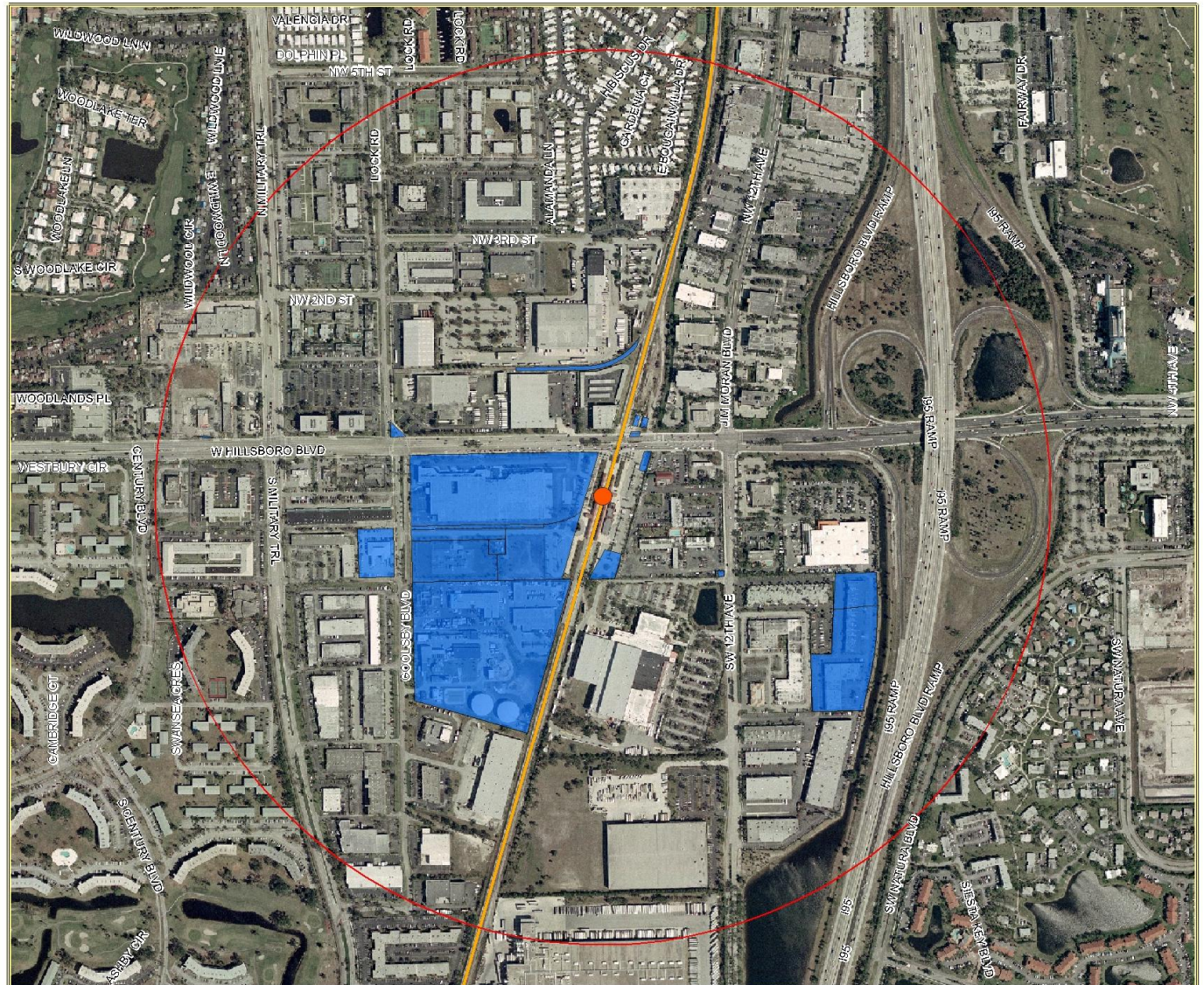
www.tcrpc.org

August 30, 2006



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Miles

Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.



Pompano Beach



Kimley-Horn
and Associates, Inc.

Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Pompano Beach
Tri-Rail Station
Government Parcels**

-  Tri-Rail Station
 Rail Line
 Station 1/2 Mile Buffer
 Government Parcel



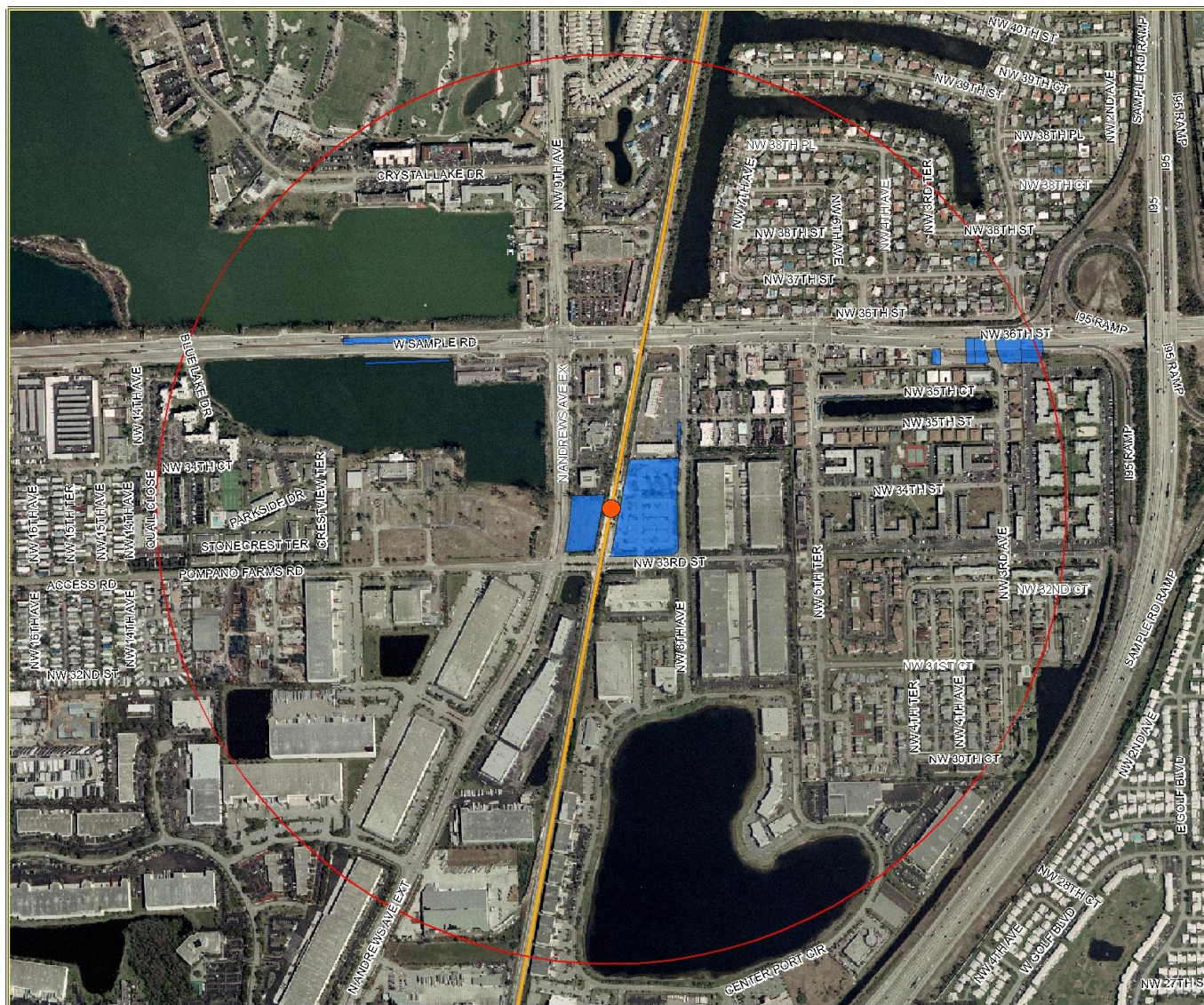
www.tcrpc.org

August 30, 2006



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Miles

Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.



Cypress Creek



Kimley-Horn
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Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



South Florida
Regional Transportation Authority
Tri-Rail Corridor

Cypress Creek
Tri-Rail Station
Zoning Map



www.sfrpc.com

August 31, 2006

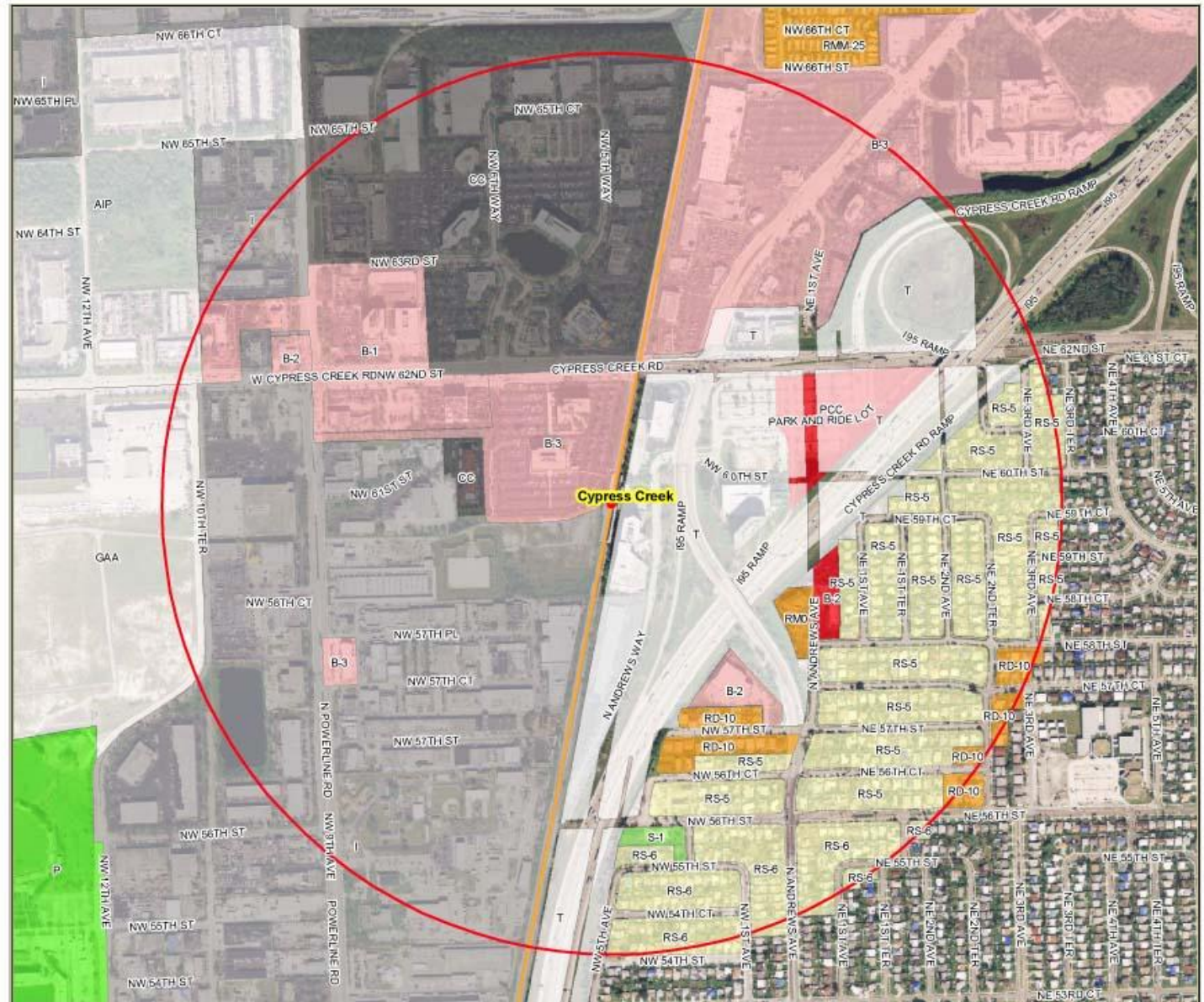


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Miles

1:7,000

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Sources: Broward County, Hollywood, Fort Lauderdale,
Dania Beach, Pompano Beach and Deerfield Beach, SFRPC.
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Cypress Creek
Tri-Rail Station
Government Parcels**

-  Tri-Rail Station
-  Rail Line
-  Station 1/2 Mile Buffer
-  Government Parcel



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August 30, 2006



0 0.125 0.25
Miles

Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.



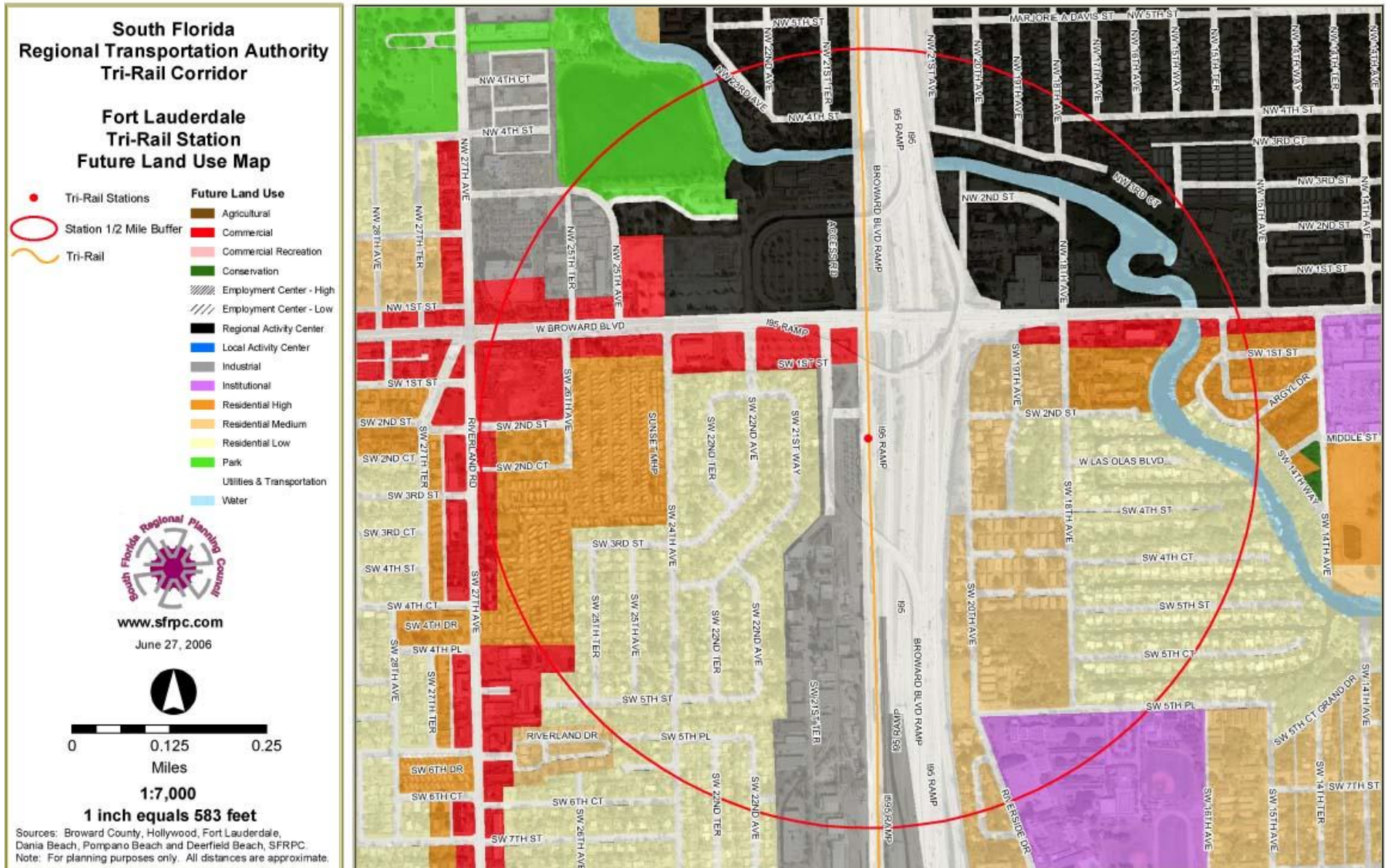
Ft. Lauderdale



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Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



Ft. Lauderdale/Hollywood Airport



Kimley-Horn
and Associates, Inc.

Future Land-Use • Zoning • Government Properties



June 27, 2006



0 0.125 0.25
Miles

1:7,000

1 inch equals 583 feet

Sources: Broward County, Hollywood, Fort Lauderdale, Dania Beach, Pompano Beach and Deerfield Beach, SFRPC.
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



South Florida
Regional Transportation Authority
Tri-Rail Corridor

Fort Lauderdale/Hollywood Airport
Tri-Rail Station
Zoning Map

- Tri-Rail Stations
- Station 1/2 Mile Buffer
- Zoning (Dania Beach)
- AGRICULTURE
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- MOBILE HOME
- OPEN SPACE



www.sfrpc.com

August 31, 2006

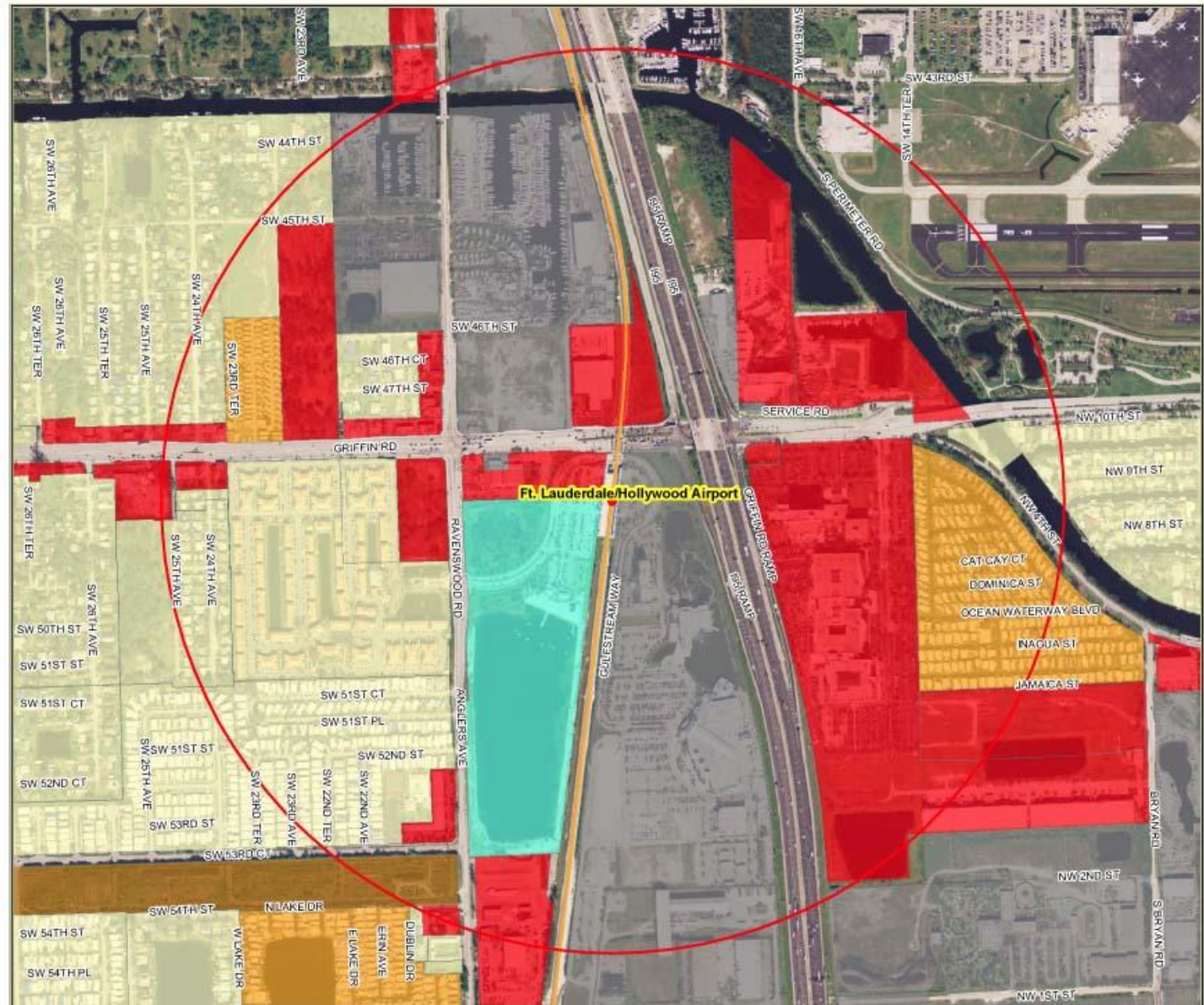


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Miles

1:7,000

1 inch equals 583 feet

Sources: Broward County, Hollywood, Fort Lauderdale,
Dania Beach, Pompano Beach and Deerfield Beach, SFRPC.
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Ft. Lauderdale/Hollywood Airport
Tri-Rail Station
Government Parcels**

- Tri-Rail Station
- Rail Line
- Station 1/2 Mile Buffer
- Government Parcel



www.tcrpc.org

August 30, 2006



0 0.125 0.25
Miles

Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.



Sheridan Street



Kimley-Horn
and Associates, Inc.

Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Sheridan Street
Tri-Rail Station
Government Parcels**

- Tri-Rail Station
- Rail Line
- Station 1/2 Mile Buffer
- Government Parcel



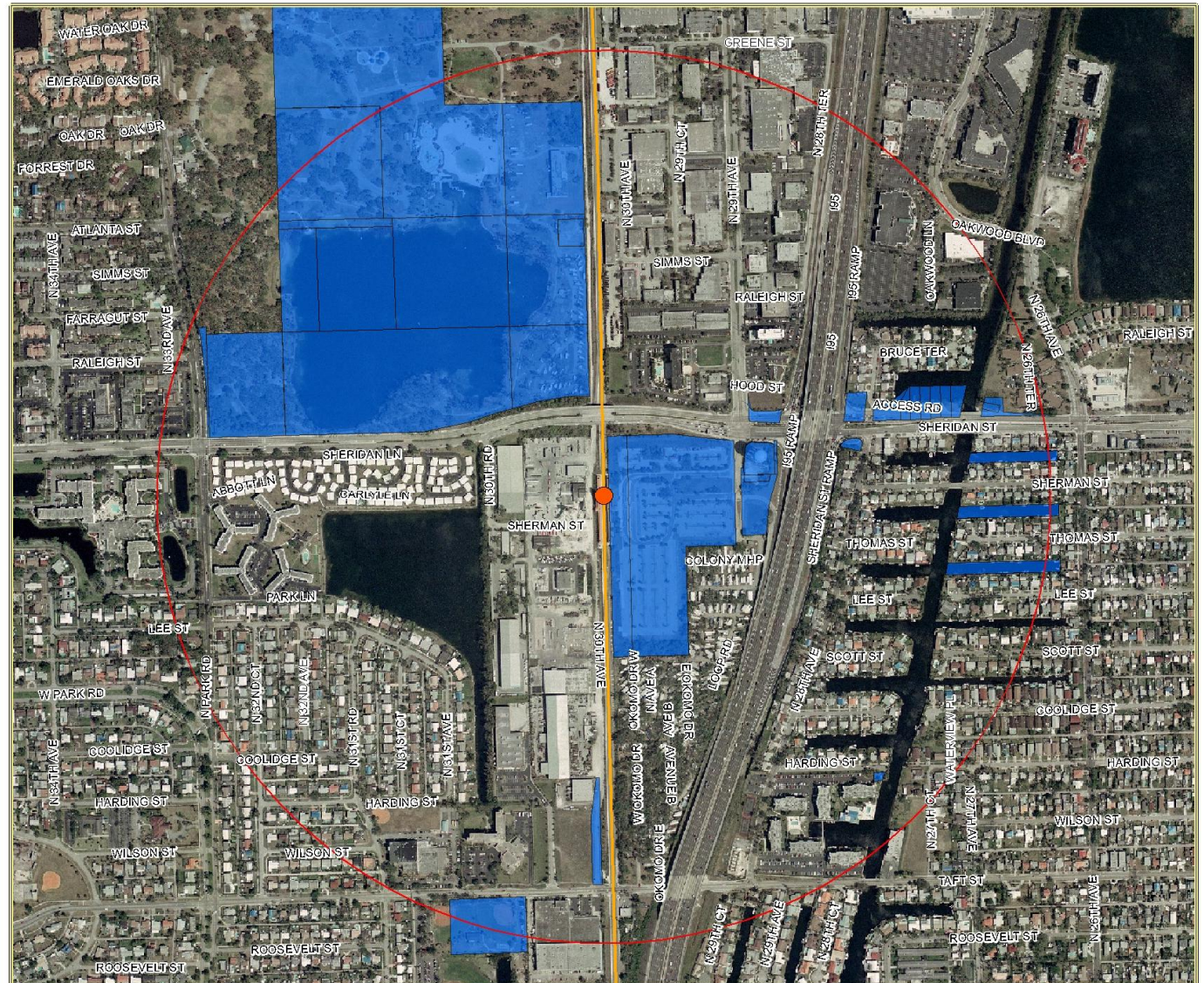
www.tcrpc.org

August 30, 2006



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Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.



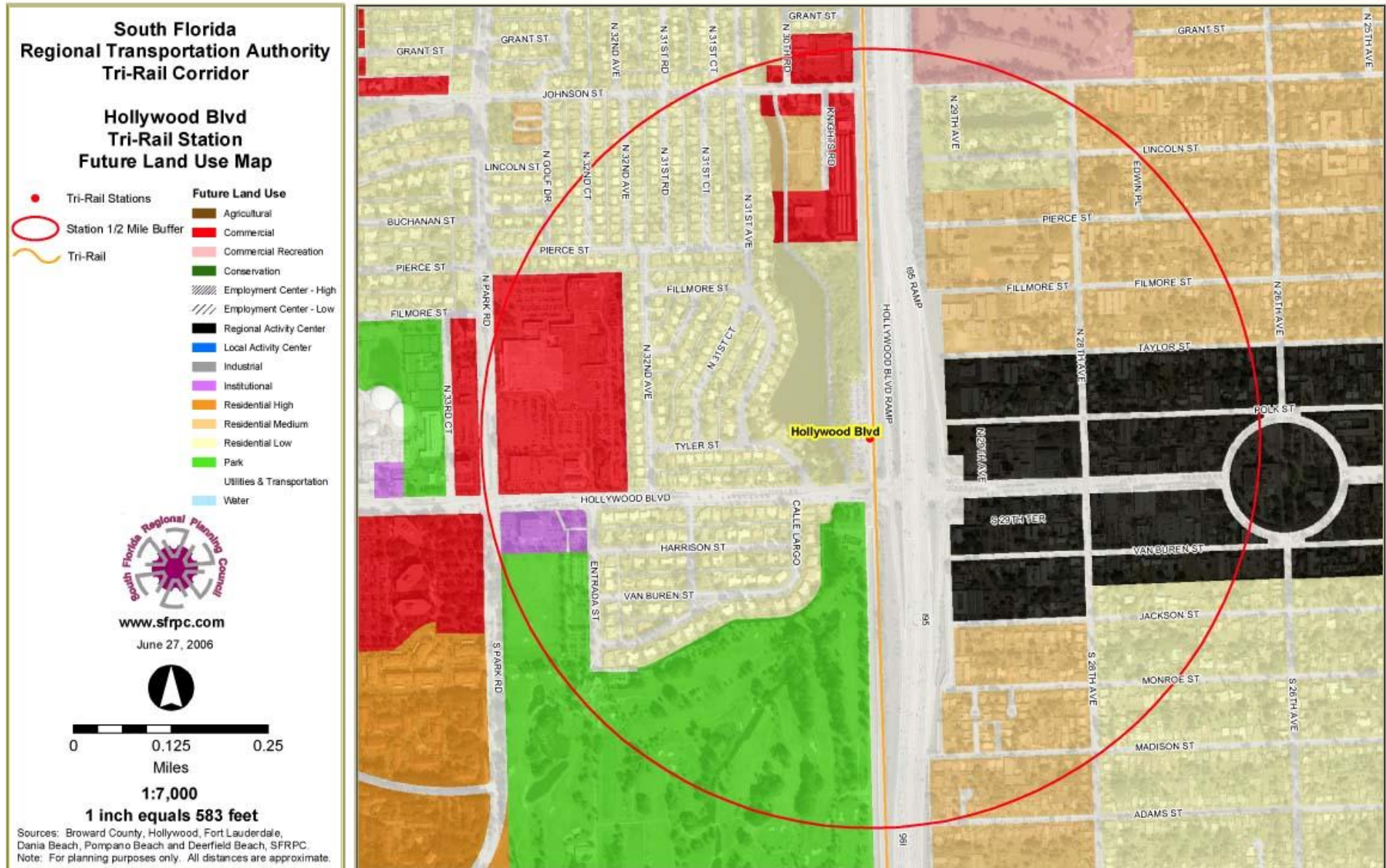
Hollywood Boulevard



Kimley-Horn
and Associates, Inc.

Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



South Florida Regional Transportation Authority Tri-Rail Corridor

Hollywood Blvd. Tri-Rail Station Zoning Map



www.sfrpc.com

September 21, 2006

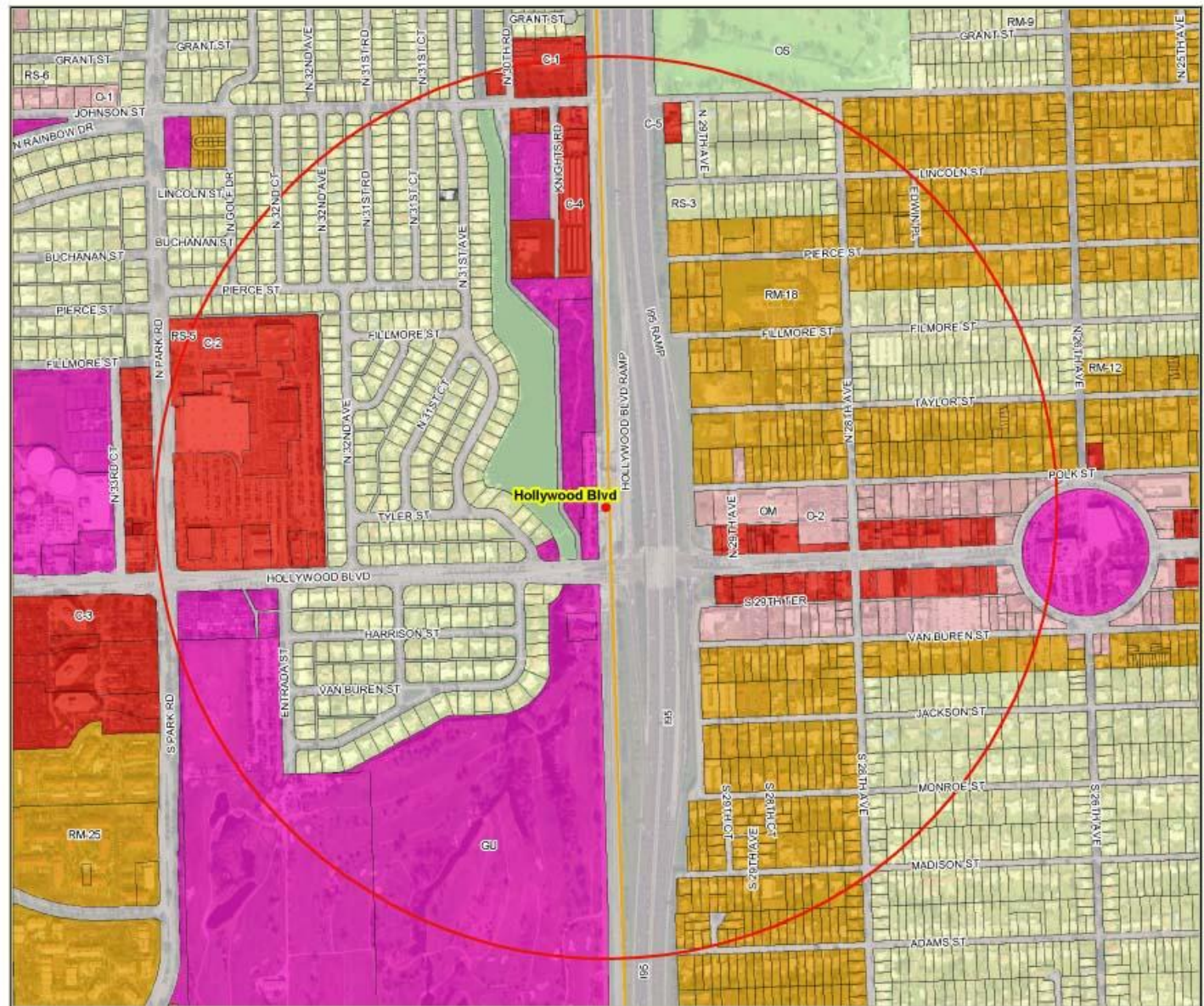


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1 inch equals 583 feet

Sources: Broward County, Hollywood, Fort Lauderdale,
Dania Beach, Pompano Beach and Deerfield Beach, SFRPC.
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Hollywood Blvd.
Tri-Rail Station
Government Parcels**

- Tri-Rail Station
- Rail Line
- Station 1/2 Mile Buffer
- Government Parcel



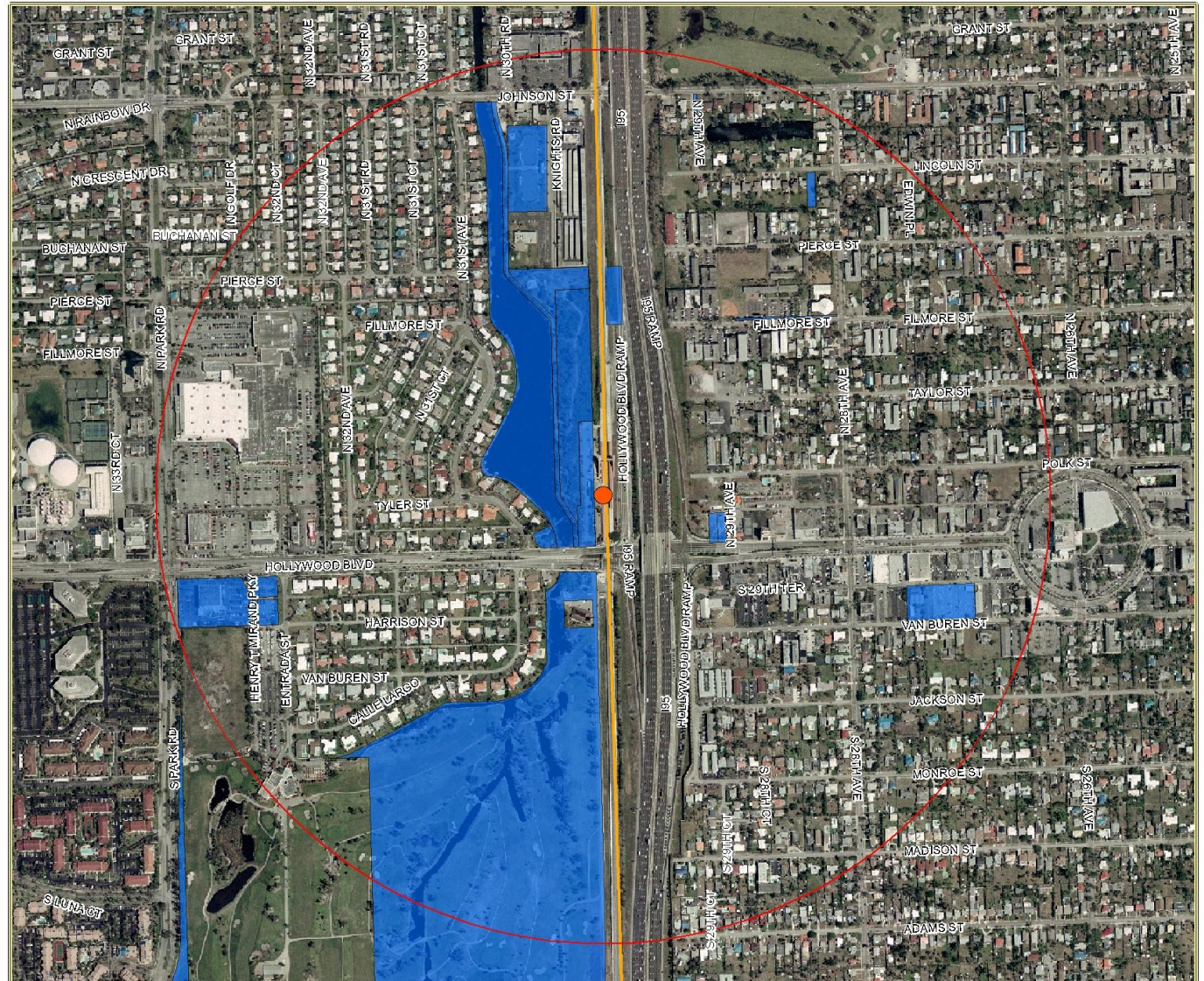
www.tcrpc.org

August 30, 2006



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Miles

Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.

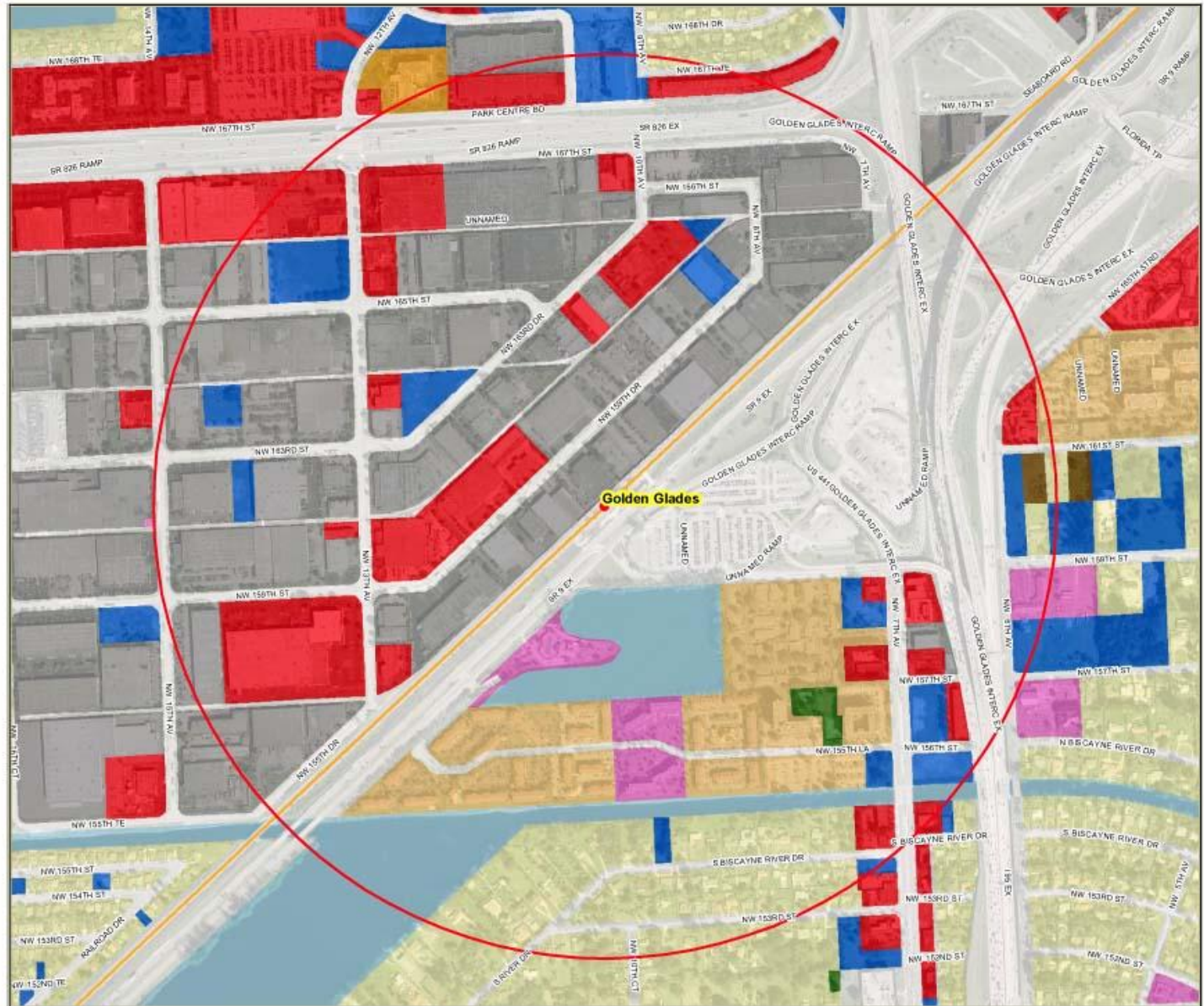


Golden Glades



Kimley-Horn
and Associates, Inc.

Future Land-Use • Zoning • Government Properties



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Golden Glades
Tri-Rail Station
Government Parcels**

-  Tri-Rail Station
-  Rail Line
-  Station 1/2 Mile Buffer
-  Government Parcel

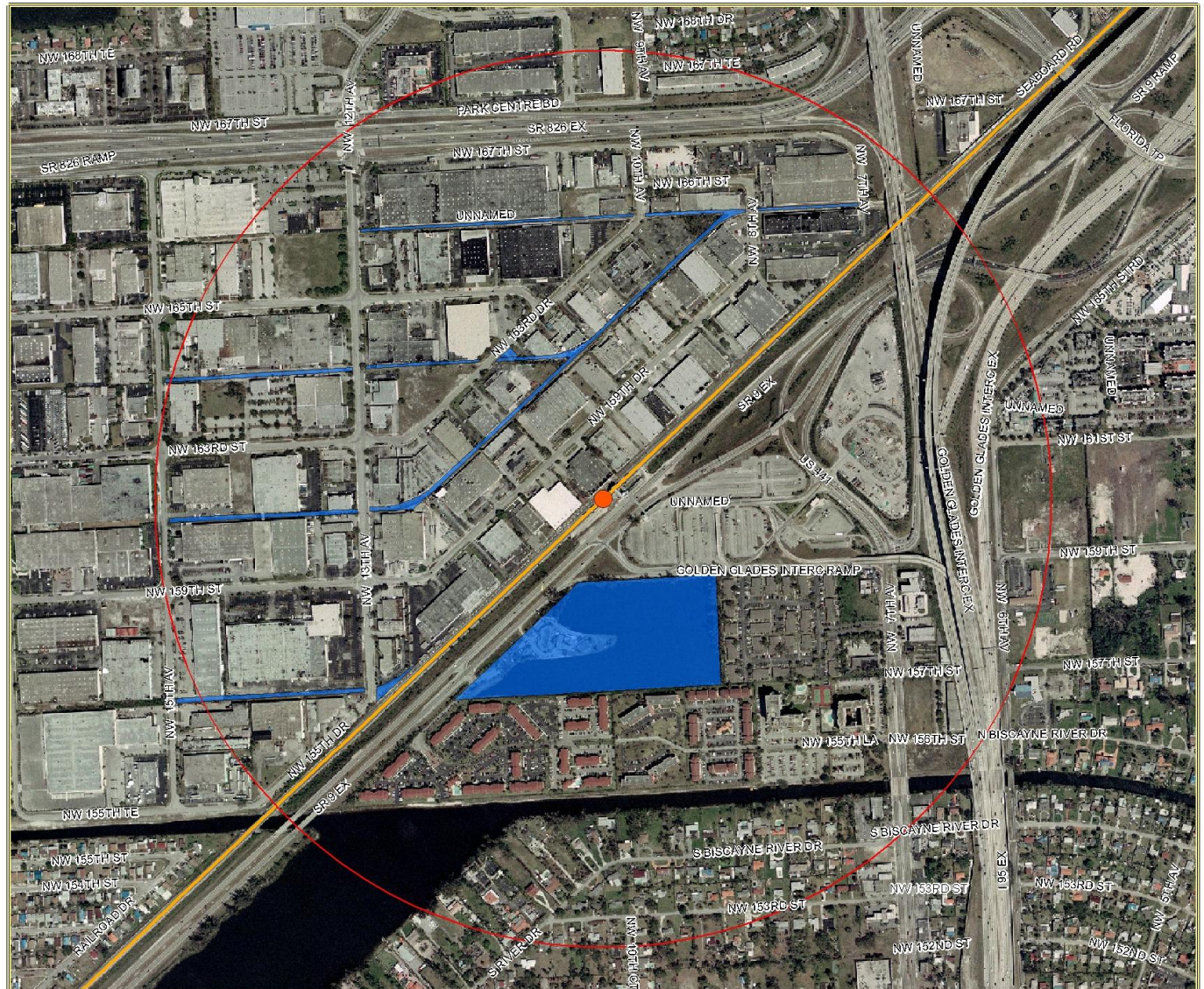


www.tcrpc.org

August 30, 2006



Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.



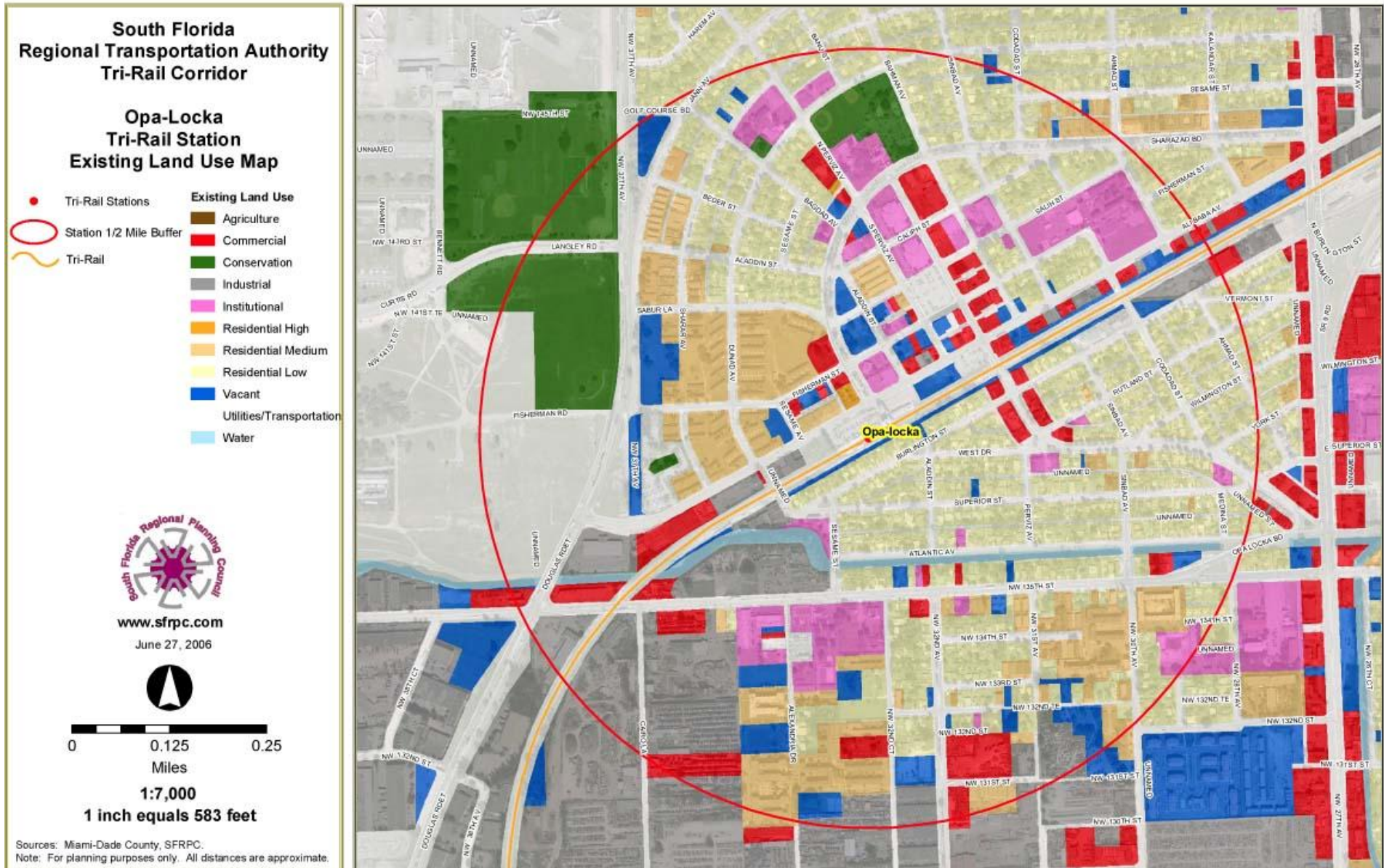
Opa-Locka



Kimley-Horn
and Associates, Inc.

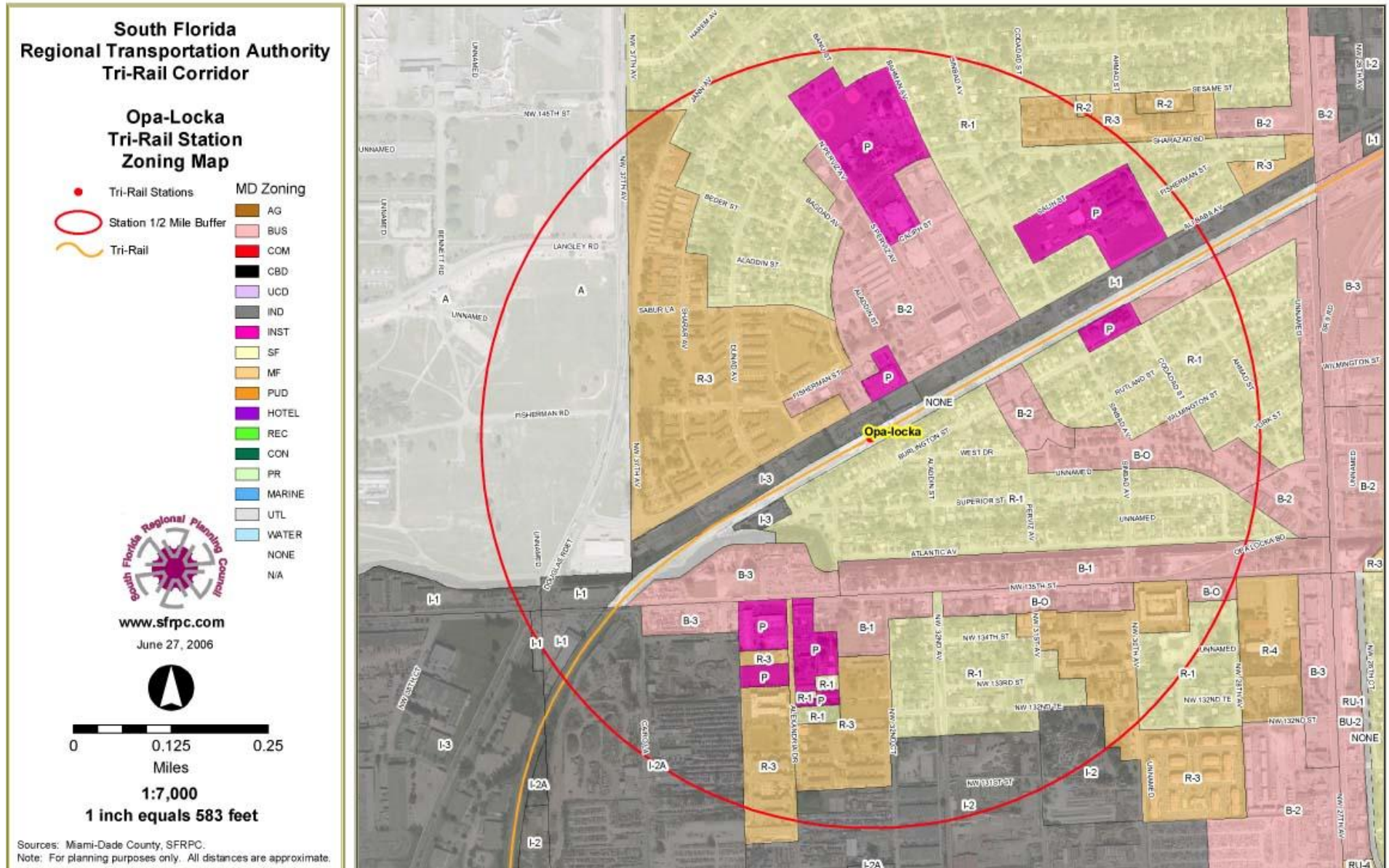
Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Opa-Locka
Tri-Rail Station
Government Parcels**

-  Tri-Rail Station
-  Rail Line
-  Station 1/2 Mile Buffer
-  Government Parcel



www.tcrpc.org

August 30, 2006



0 0.125 0.25
Miles

Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.

Metrorail Transfer



Kimley-Horn
and Associates, Inc.

Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



Sources: Miami-Dade County, SFRPC.
 Note: For planning purposes only. All distances are approximate.

Tri-Rail Stations



Future Land-Use • Zoning • Government Properties

**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Metrorail Transfer
Tri-Rail Station
Government Parcels**

-  Tri-Rail Station
 Rail Line
 Station 1/2 Mile Buffer
 Government Parcel



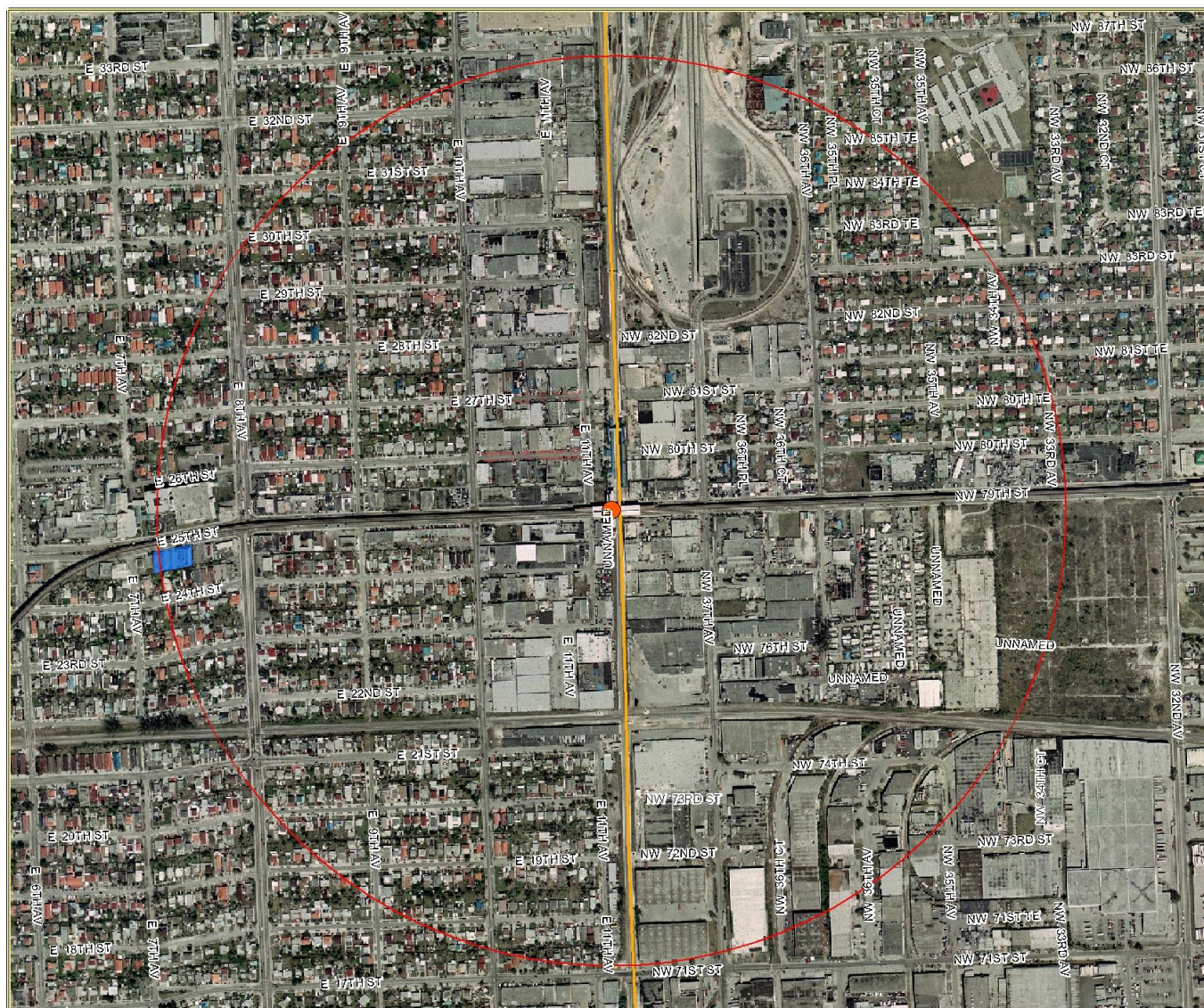
www.tcrpc.org

August 30, 2006



0 0.125 0.25
Miles

Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.



Hialeah Market



Kimley-Horn
and Associates, Inc.

Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



South Florida Regional Transportation Authority Tri-Rail Corridor

Hialeah Market Tri-Rail Station Zoning Map



www.sfrpc.com

June 27, 2006



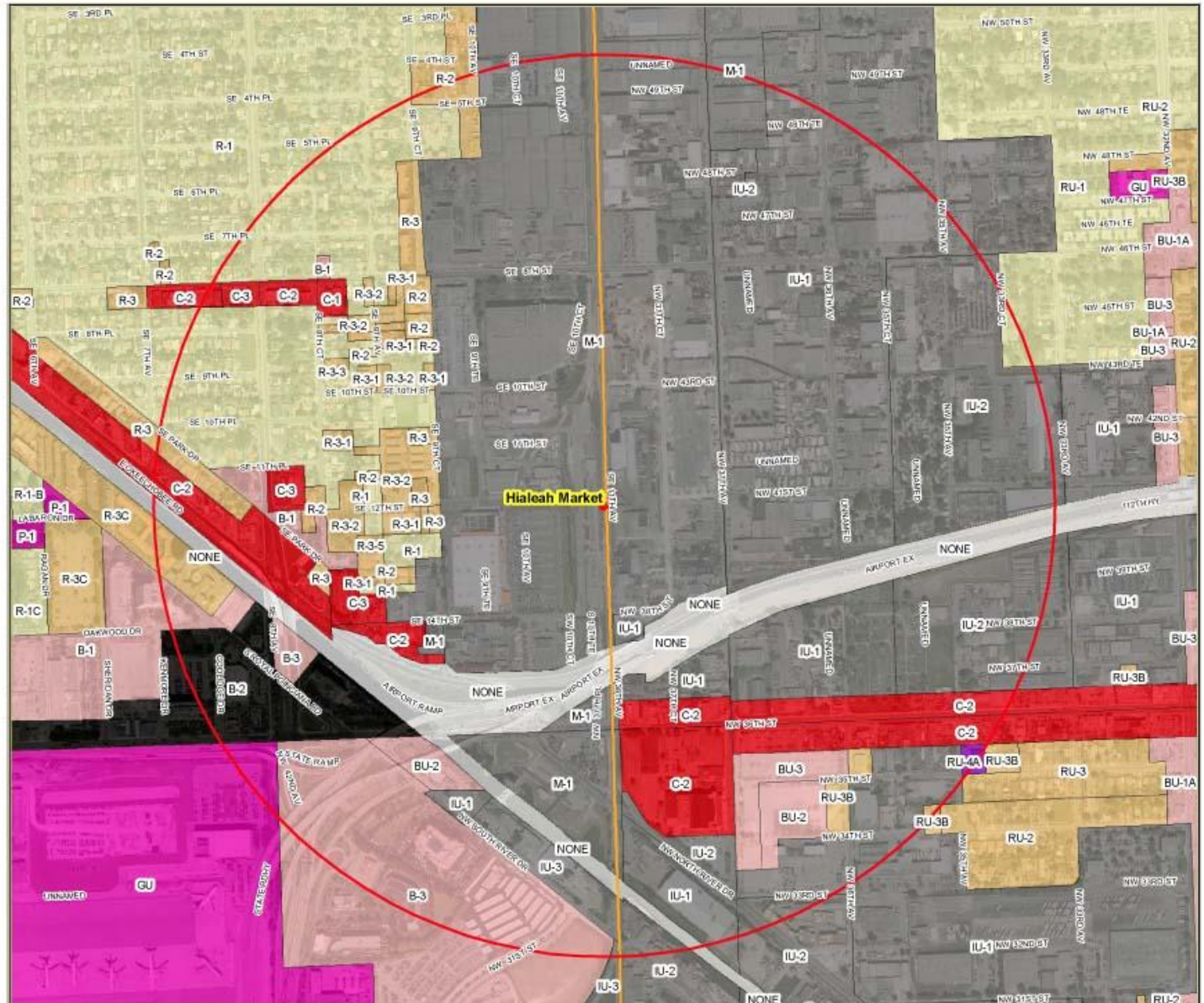
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Miles

1:7,000

1 inch equals 583 feet

Sources: Miami-Dade County, SFRPC.

Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Hialeah Market
Tri-Rail Station
Government Parcels**

- Tri-Rail Station
- Rail Line
- Station 1/2 Mile Buffer
- Government Parcel



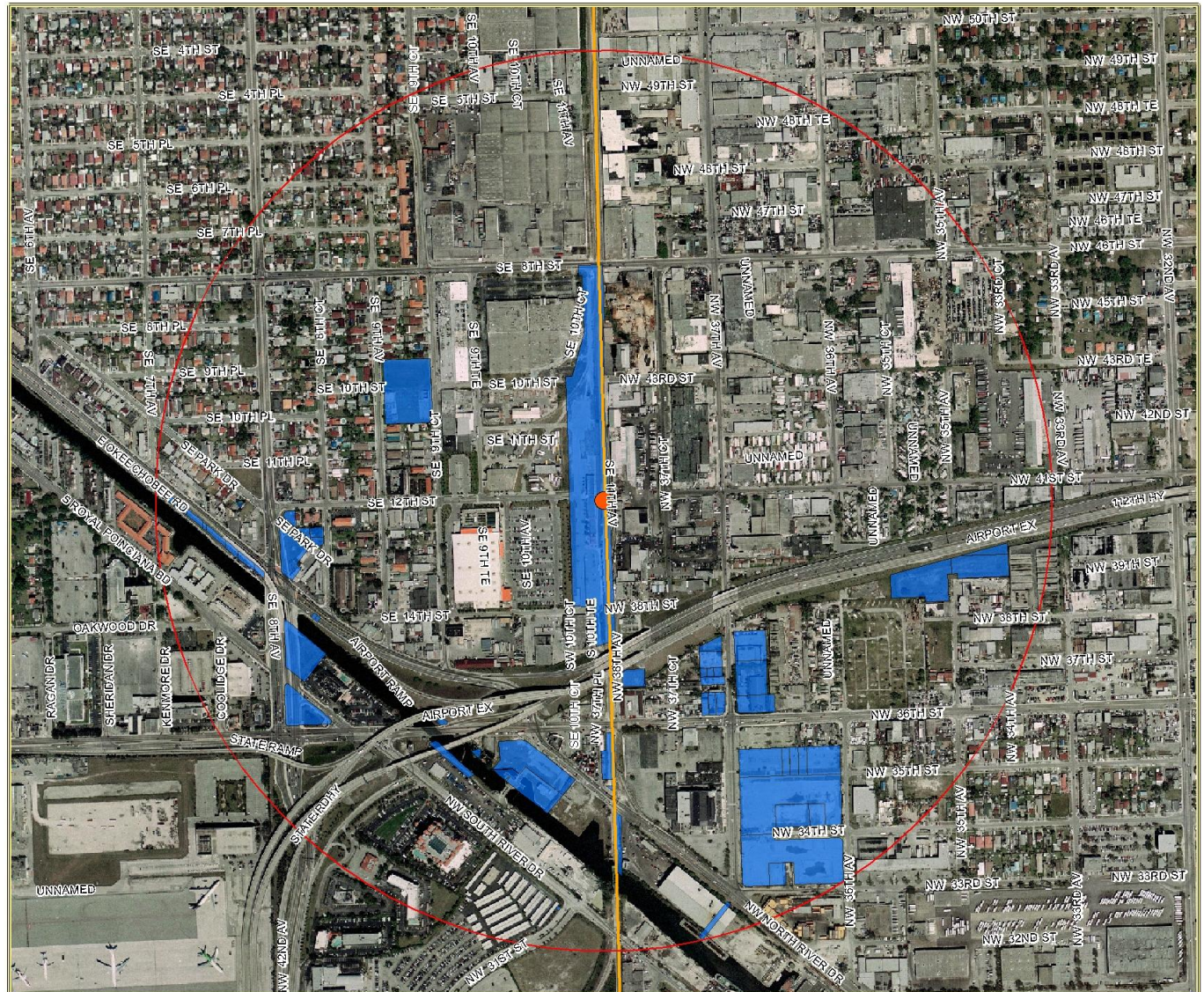
www.tcrpc.org

August 30, 2006



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Miles

Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.



Miami Airport



Kimley-Horn
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Tri-Rail Stations



Future Land-Use • Zoning • Government Properties

South Florida Regional Transportation Authority Tri-Rail Corridor

Miami Airport Tri-Rail Station Existing Land Use



www.sfrpc.com

June 27, 2006



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Miles

1:7,000

1 inch equals 583 feet

Sources: Miami-Dade County, SFRPC.

Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations



Future Land-Use • Zoning • Government Properties

South Florida Regional Transportation Authority Tri-Rail Corridor

Miami Airport Tri-Rail Station Zoning



www.sfrpc.com

June 27, 2006

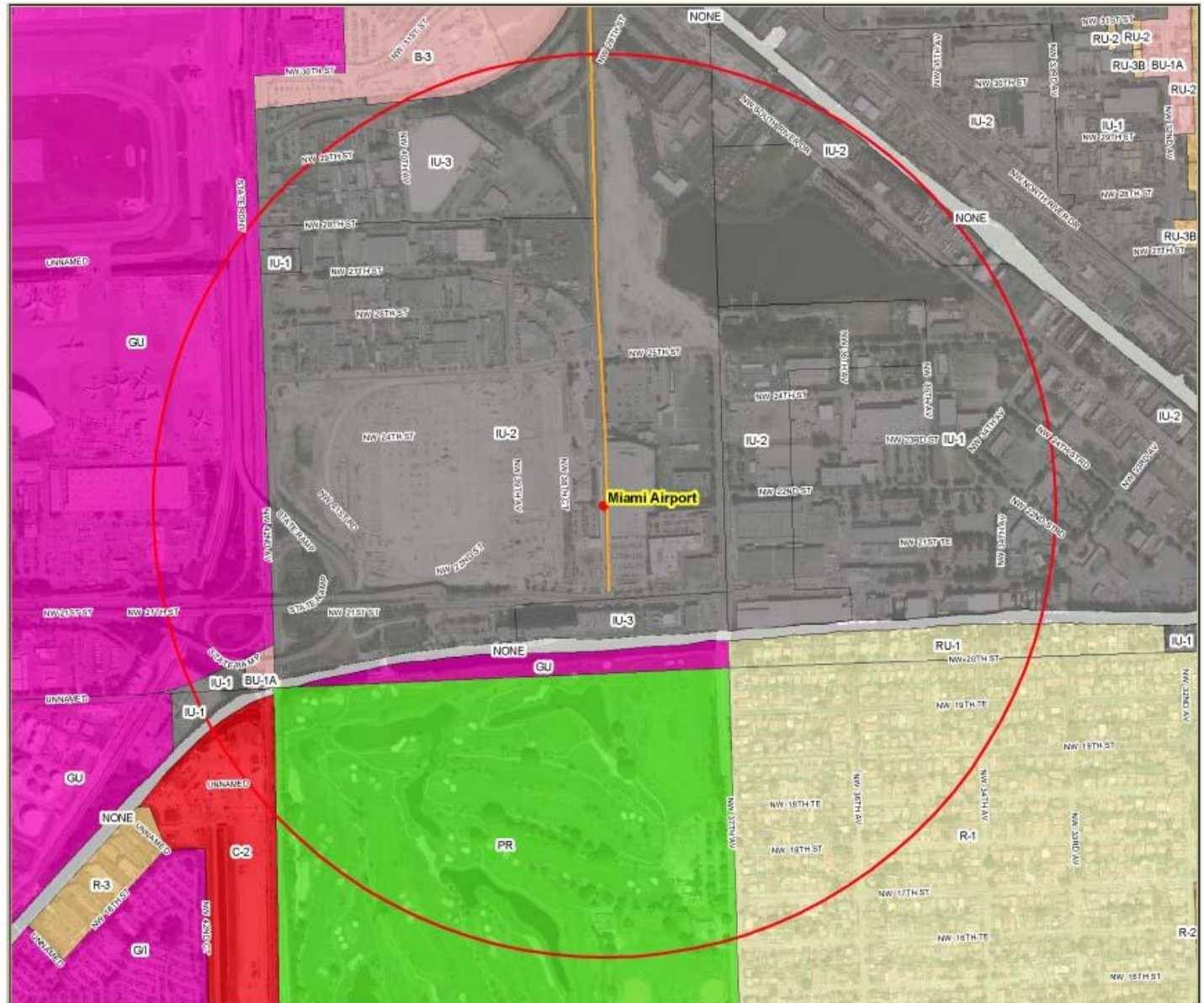


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Miles

1:7,000

1 inch equals 583 feet

Sources: Miami-Dade County, SFRPC.
Note: For planning purposes only. All distances are approximate.



Tri-Rail Stations

Future Land-Use • Zoning • Government Properties



**South Florida
Regional Transportation Authority
Tri-Rail Corridor**

**Miami Airport
Tri-Rail Station
Government Parcels**

-  Tri-Rail Station
 Rail Line
 Station 1/2 Mile Buffer
 Government Parcel



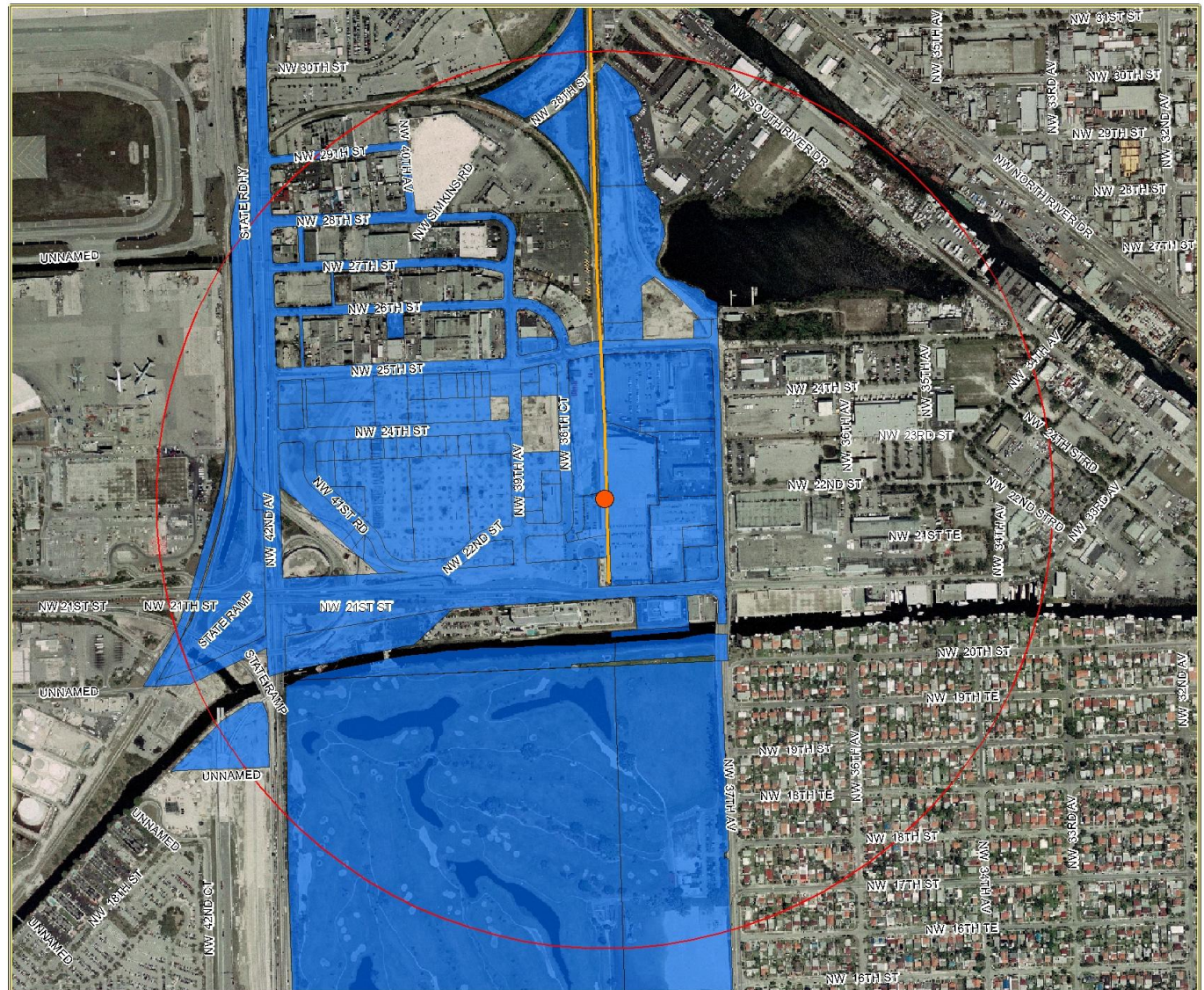
www.tcrpc.org

August 30, 2006



0 0.125 0.25
Miles

Sources: Palm Beach County MPO, City of Boca Raton, TCRPC
Note: For planning purposes only. All distances are approximate.



SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY
PROPERTY COMMITTEE
MEETING : OCTOBER 27, 2006

INFORMATION ITEM REPORT

☒ Information Item ☐ Presentation

TRI-RAIL BOCA RATON STATION
PHASE II JOINT DEVELOPMENT PROJECT

SUMMARY EXPLANATION AND BACKGROUND:

At the August 25, 2006 Property Committee meeting, the Property Committee directed Mr. George Morgan and SFRTA staff to meet with the City of Boca Raton (City) to discuss the development potential of SFRTA's Property (the Property) at the Boca Raton Station, and report these discussions back to the Property Committee.

On September 14, 2006, staff met with Carmen Annunziato, City of Boca Raton Planning and Zoning Director, and Jorge Camejo, Director of Development Services, City of Boca Raton. It was stated to SFRTA staff that our timeframe for securing a building permit could be no later than August 2008, three months prior to the expiration of the Boca T-Rex Development of Regional Impact (DRI). Therefore any plans for development of the Property will need to be accelerated over the next two years. In order to expedite the development process, the City staff suggested that: (1) SFRTA perform all due diligence work and obtain the necessary City approvals prior to securing a developer for the Property; and (2) that SFRTA assemble a consultant team who is familiar with the City's site planning approval process.

The attached outline and schedule (Exhibit 1 and 2) provides an implementation framework, allowing the SFRTA to obtain a building permit from the City by August 2008, for a transit-oriented development at the Boca Raton Station. Staff estimates the cost to implement this framework over the next two years at about \$250,000, not including staff time.

EXHIBIT ATTACHED: [Exhibit 1: Phase II Joint Development Project - Conceptual Outline](#)
[Exhibit 2: Phase II Joint Development Project - Schedule](#)

TRI-RAIL BOCA RATON STATION PHASE II JOINT DEVELOPMENT PROJECT

Conceptual Outline

The Draft Conceptual Outline provides an implementation framework, allowing the SFRTA to obtain a building permit from the City of Boca Raton by August 2008, for a transit-oriented development at the Boca Raton Station. **The timeline for obtaining a building permit is three (3) months prior to the expiration date of the DRI or August 31, 2008.**

1. Assemble Consultant Team as suggested by the City utilizing consultants that have worked on similar projects within the City and that are familiar with the intricacies of the City's governing boards. Consultant Team should have expertise in the following areas of: Planning, Design & Architecture; Land Use; Private/Public Partnerships; and Market and Economic Analysis.

Team Lead: SFRTA Staff

Timeframe: 45 days (October 30, 2006 thru December 15, 2006)

- Contact Individual Firms
- Conference call with Consultants on Overview
- SFRTA receives Scope of Services
- Select Consultant Team
- Finalize Work Order

2. Kick-off Meeting of Working Group – We anticipate bi-weekly meetings of the working group in the initial stages of the project.

Team Lead: SFRTA Staff

Timeframe: December 18, 2006

3. Prepare a Market Analysis of the Boca Raton area and the areas surrounding the site to derive what types of uses the market is currently supporting. This information will be used as a basis for justifying the conceptual designs, selling the idea to our board, and used within the RFP document. An appraisal of the property may be conducted in conjunction with the market analysis.

Team Lead: Market Analysis Consultants

Timeframe: 3 months (December 18, 2006 thru March 9, 2007)

4. Resolve legal issues related to DRI, Land Use and Zoning. Potential activities include: (1) review of the Ordinance creating an Intermodal Node and (2) coordination with the City's Multimodal Transportation Districts initiative to create transit friendly land use and zoning categories centered around the Boca Raton Tri-Rail Station.

Team Lead: Land Use Attorneys

Timeframe: 6 months (December 18, 2006 thru June 1, 2007)

5. Finalize conceptual designs of the TOD project and get City's approval. Conceptual designs will utilize the current market analysis, TOD best practices, existing SFRTA planning studies, appraisal report, etc.

Design Team Lead: TCRPC, Planning & Joint Development Consultants

Timeframe: 8 months (Start November 17, 2006 thru July 24, 2007)

- Recommend Design Process and Schedule
 - Prepare conceptual plans
 - Meet with City staff and other stakeholders
 - Property Committee approval of conceptual designs
 - Finalize conceptual plans
 - SFRTA Property Committee & Board approval of final designs
 - City Planning & Zoning Board approval
 - City Council approval
6. Prepare an economic analysis of the TOD project. This analysis would include a conceptual cost estimate for constructing the development, an analysis of the cost for office and retail space for similar developments in and around the Boca Raton area, and an analysis of the rate of return that a developer could expect assuming the development is fully leased up. Initial work will occur early in the planning process and during the design development phase. As the project progresses, consultant may need to review the impact of potential design changes on the projects economic returns.

Team Lead: Economic Analysis Consultants

Timeframe: 18 months (February 15, 2007 thru August 8, 2008)

7. RFP process includes preparing bid and lease documents, advertising, short listing developers and selecting best and final offer. Initiate two part procurement process. SFRTA will short list qualified developers. The short listed developers will submit a proposal to build the project. The Ground Lease will be executed immediately after approval by the SFRTA Board.

Team Lead: RTA Staff & Planning Consultants

Timeframe: 16 months (October 30, 2006 thru February 25, 2008)

- Update Mailing List of Potential Developers
- Prepare Bid Specifications and Schedule
- Ground Lease Prototype Preparation
- Legal Reviews
- Procurement Reviews
- Prepare Schedule
- SFRTA Property Committee Review
- SFRTA Property Committee Approval and Board approval
- Advertise Procurement to seek developer
- Responses Received
- SFRTA Review and Shortlist Preparation

- Property Committee/Board Shortlist Approval
 - SFRTA Requests Developer Proposals
 - Developer Proposals Received
 - SFRTA Proposal Review
 - Property Committee/Board Proposal Approval
 - Ground Lease Executed
8. Obtain Building Permit. Developer takes conceptual plan to 100% design level and obtains a building permit. Building permit expected within a 90 day submittal period.

Team Lead: Selected Developer

Timeframe: 6 months (February 25, 2008 thru August 8, 2008)

- Design Document Preparation
- Prepare Building Permit Application
- Submit Building Permit Application
- Building Permit Review
- Building Permit Issued

Start Date	05OCT06			Early Bar	TOD2	Sheet 1 of 1		Date		Revision	Checked	Approved
Finish Date	08AUG08			Progress Bar								
Data Date	05OCT06			Critical Activity								
Run Date	19OCT06 14:14											
© Primavera Systems, Inc.												

SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY
PROPERTY COMMITTEE
MEETING : OCTOBER 27, 2006

INFORMATION ITEM REPORT

☒ Information Item ☐ Presentation

NEW STATION NEEDS ASSESSMENT

SUMMARY EXPLANATION AND BACKGROUND:

SFRTA currently operates Tri-Rail commuter rail service at 18 stations along the 72 miles South Florida Rail Corridor. The completion of the double tracking effort has allowed for the introduction of expanded service and improved on-time performance which, along with increased fuel prices, has resulted in strong ridership growth. This ridership growth combined with increasing road congestion has led to some interest by cities and private parties in the provision of new Tri-Rail stations.

The Planning and Capital Development Department will initiate a major update of SFRTA's Transit Development Plan (TDP) within the next two months. Staff anticipates the scope of this effort to consider the future operational needs of Tri-Rail beyond the March 2007 introduction of 48 trains per day. The TDP effort will also include a comprehensive evaluation of potential new station locations along the current 72-mile corridor.

EXHIBIT ATTACHED: N/A

SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY
PROPERTY COMMITTEE
MEETING : OCTOBER 27, 2006

INFORMATION ITEM REPORT

☒ Information Item ☐ Presentation

SFRTA PROPOSED ADMINISTRATIVE FACILITY AT CYPRESS CREEK

SUMMARY EXPLANATION AND BACKGROUND:

Over the past three years, staff has been actively evaluating its vacant property (Property) adjacent to the Tri-Rail Cypress Creek Station for use as an administrative facility. The Property, initially consisting of 10.65 acres, was purchased in November 1995 for approximately \$1.6 million to provide parking for Tri-Rail's Cypress Creek Station. On March 28, 2003, SFRTA sold 3.81 acres of the Property to Florida Power & Light for approximately \$1.2 million to be used as a substation. The remainder or 6.84 acres was master planned in 2003 by Parsons for use as SFRTA's Administrative Facility (Facility).

The recommended master site plan provides for a three-phase development approach. Phase 1 includes the construction of a stand-alone facility for SFRTA consisting of approximately 55,000 square feet on five floors and providing ground level parking for SFRTA's employees. Phase 2 plans include a second building consisting of 50,000 square feet on five floors. Phase 3 includes the construction of a third building to accommodate another 50,000 square feet on five floors and a parking garage designed to provide 800 parking spaces. Phase 2 and Phase 3 are planned for construction when market conditions warrant the additional office spaces for lease.

The implementation strategy for the master site development plan required a series of actions to be accomplished to prepare the Property for development. These included a rezoning of the Property from the current I, Industrial zoning to a B-1, Boulevard Business zoning, or other land use zoning that offers the SFRTA the greatest opportunity for development. SFRTA attempted to proceed with the rezoning of the Property, however, the City of Fort Lauderdale suggested that SFRTA request a zoning change at the time that final site plans are submitted for approval. The second action included obtaining a Categorical Exclusion from the Federal Transit Administration (FTA), which is required for those projects that do not have a significant impact on the environment. This was completed and submitted to the FTA on January 2004. The third action suggested utilizing a Request for Proposal (RFP) process to enhance development opportunities on the Property.

(Continued on Page 2)

EXHIBIT ATTACHED: [Exhibit 1: Cypress Creek Administrative Facility Presentation - September 24, 2004](#)
 [Exhibit 2: Cypress Creek Administrative Facility Building Plans](#)

SFRTA PROPOSED ADMINISTRATIVE FACILITY AT CYPRESS CREEK

SUMMARY EXPLANATION AND BACKGROUND: (Continued)

At the September 24, 2004 Property Committee meeting, staff along with Parsons consulting group provided a presentation on the master development plans for the Property. A copy of the presentation is provided as Exhibit 1. More detailed plans of the Facility were completed by Architects International in May 2004 and are attached as Exhibit 2. Cost estimates from 2004 indicated that final designs and construction costs for the Facility would range between \$8.5 and \$12 million. SFRTA has currently programmed approximately \$11 million through fiscal year 2009 for design and construction of the Facility.

Over the next six months staff proposes to update the Facility building plans and cost estimates and also evaluate other options for an Administrative Facility.



CYPRESS CREEK OPERATIONS CENTER

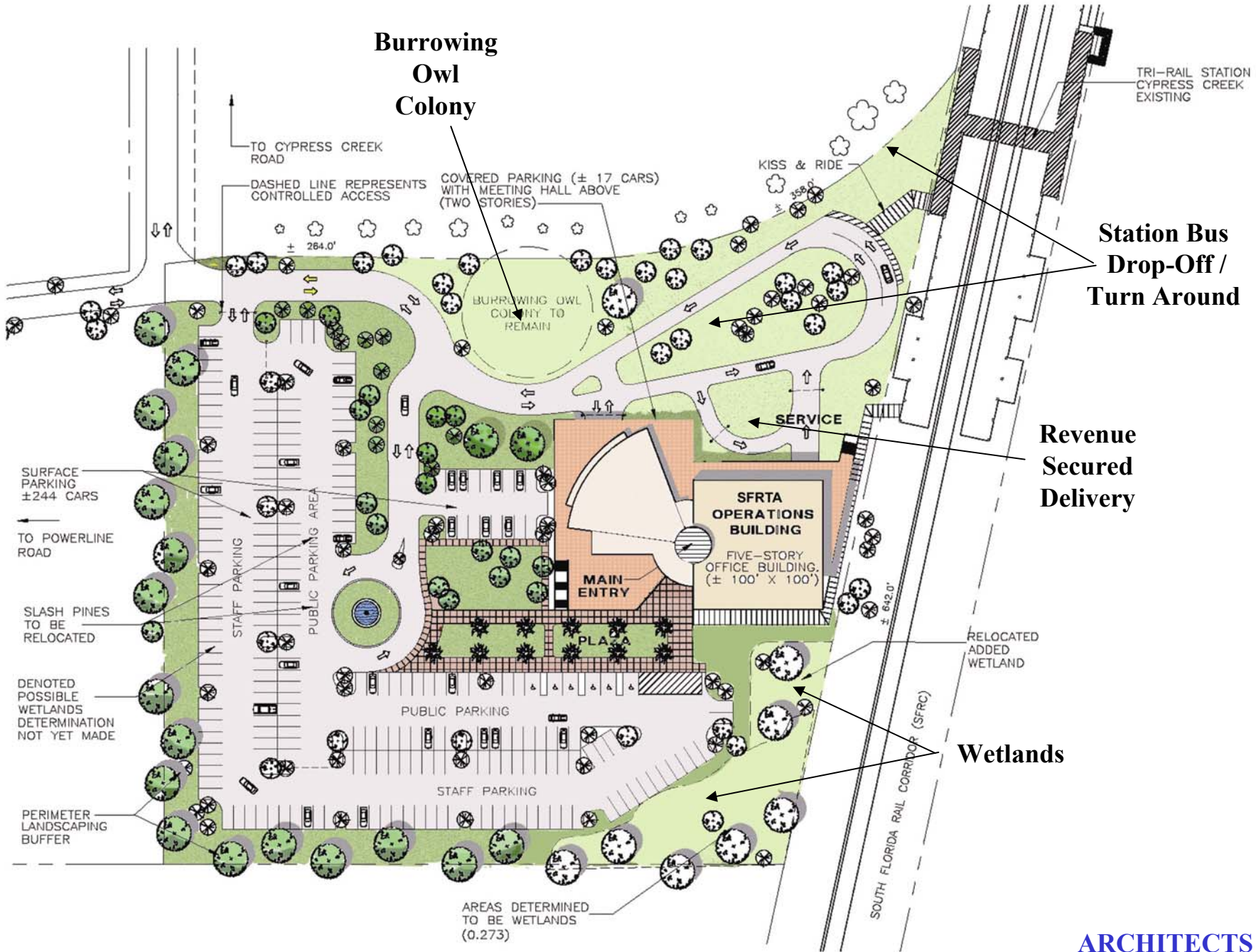


September 24, 2004



AVAILABLE LAND AREA

● BUILDING SITE AVAILABLE LAND.....	253,094. sq.ft.
(Gross Land Area Minus Roadway Dedication)	5.81 acres
● SET ASIDES OR CONSTRAINTS	
Station Bus-Drop Off / Turn Around.....	- 29,100. sq.ft.
Revenue Secured Delivery.....	- 11,000. sq.ft.
Burrowing Owl Colony.....	- 17,850. sq.ft.
Wetlands.....	- <u>16,600</u> . sq.ft.
Total Reductions.....	- 74,550. sq.ft.
● USABLE LAND AREA.....	178,544. sq.ft.
	4.10 acres



QUESTIONS POSED BY THE COMMITTEE

- **WHAT CAN BE DONE ON THE SITE WITHOUT A PARKING STRUCTURE ?**
- **WHAT CAN BE DONE WITHOUT BUILDING A PARKING STRUCTURE IF THE CITY WILL REDUCE PARKING REQUIREMENTS ?**
- **WHAT IS THE SITE BUILD OUT ?**



1. WHAT CAN BE DONE ON THE SITE WITHOUT BUILDING A PARKING STRUCTURE ?

❑ OPERATIONS CENTER / OFFICE BUILDING

- 5 STORY TOWER (APPROX. 50,000 sq. ft.)
- MULTIPURPOSE ROOM AND BASE
- COVERED PARKING

❑ TOTAL OF 71,456 sq. ft. OF ENCLOSED SPACE

❑ 261 PARKING SPACES (AS REQUIRED BY ORDINANCE)





SFRTA BUILDING

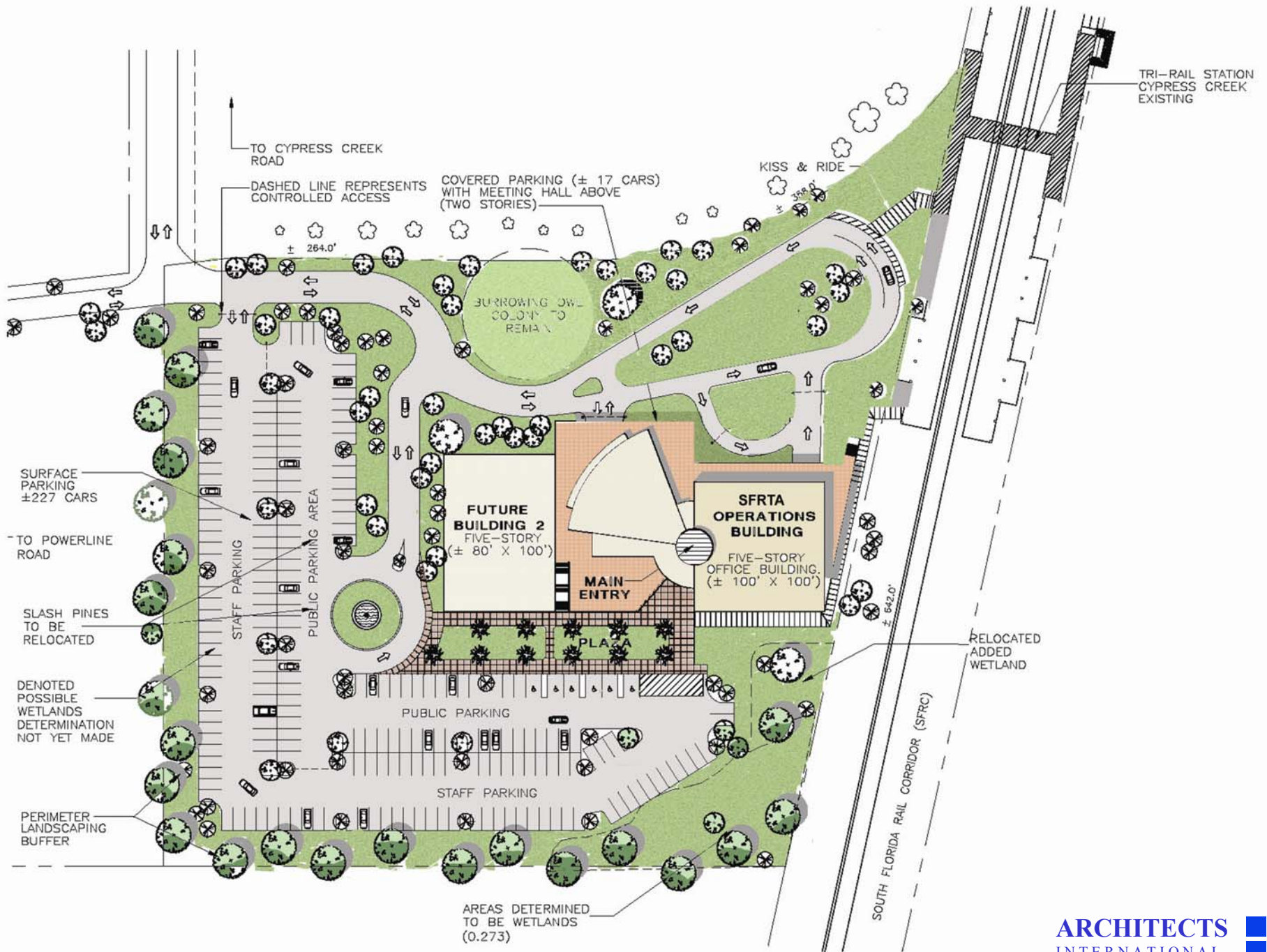
TYPE OF SPACE	AREA/UNITS	TYPE OF SPACE	AREA/UNITS
• OFFICE SPACE.....47,882 sq.ft.		• COVERED PARKING 13,791 sq.ft.	
• LOADING DOCK/ 3,079 sq.ft.		• TOTAL ENCLOSED..... 71,456 sq.ft.	
WAREHOUSE/ STORAGE		BUILDING	
• MULTIPURPOSE ROOM <u>6,704</u> sq.ft.		• PROVIDED PARKING	
ROOM		OPEN AIR 244	
• TOTAL USABLE AREA..... 57,665 sq.ft.		ENCLOSED..... <u>17</u>	
		• TOTAL PROVIDED..... 261	
		PARKING	



2. WHAT CAN BE DONE WITHOUT BUILDING A PARKING STRUCTURE IF THE CITY WILL REDUCE PARKING REQUIREMENTS ?

- ❑ OPERATIONS CENTER / OFFICE BUILDING
- ❑ ADDITIONAL 5 STORY TOWER (APPROX. 50,000 sq. ft.)
- ❑ TOTAL OF **121,456** sq. ft. OF ENCLOSED SPACE
- ❑ **244** PARKING SPACES (REDUCTION OF PARKING REQUIREMENTS FOR OFFICES FROM 1/250 sq. ft. TO 1/429 sq. ft.)





SFRTA BUILDING + SECOND TOWER

TYPE OF SPACE	AREA/UNITS	TYPE OF SPACE	AREA/UNITS
• OFFICE SPACE.....	97,882 sq.ft.	• COVERED PARKING.....	13,791 sq.ft.
• LOADING DOCK/.....	3,079 sq.ft.	• TOTAL ENCLOSED.....	121,456 sq.ft.
WAREHOUSE/ STORAGE		BUILDING	
• MULTIPURPOSE ROOM....	<u>6,704</u> sq.ft.	• PROVIDED PARKING	
ROOM		OPEN AIR	227
• TOTAL USABLE AREA.....	107,665 sq.ft.	ENCLOSED.....	<u>17</u>
		• TOTAL PROVIDED.....	244
		PARKING	



3. WHAT IS THE SITE BUILD OUT ?

- ❑ OPERATIONS CENTER / OFFICE BUILDING
- ❑ SECOND 5 STORY TOWER (approx. 50,000 sq. ft.)
- ❑ THIRD 5 STORY TOWER (approx. 50,000 sq. ft.)
- ❑ 5 STORY PARKING STRUCTURE
- ❑ TOTAL OF **191,456** sq. ft. OF ENCLOSED SPACE
- ❑ TOTAL OF **817** PARKING SPACES





SFRTA BUILDING + SECOND AND THIRD TOWER

TYPE OF SPACE AREA/UNITS

- OFFICE SPACE.....167,882 sq.ft.
- LOADING DOCK/..... 3,079 sq.ft.
WAREHOUSE/
STORAGE
- MULTIPURPOSE ROOM...6,704 sq.ft.
ROOM
- TOTAL USABLE AREA...**177,665** sq.ft.

TYPE OF SPACE AREA/UNITS

- COVERED PARKING..... 13,791 sq.ft.
- TOTAL ENCLOSED.....**191,456** sq.ft.
BUILDING
- PROVIDED PARKING
OPEN AIR 800
ENCLOSED 17
- TOTAL PROVIDED **817**
PARKING



ESTIMATED PROJECT SCHEDULE

- ☐ Zoning Change
 - ☐ 100% Plans..... 4 ½ months
 - ☐ Review..... ½ months
 - ☐ Permitting..... 3 months
 - ☐ Bidding..... 2 ½ months
 - ☐ Construction..... 13 ½ months
-
- ☐ TOTAL..... **24** months



PROPERTY REZONING

- ZONING REQUEST
- STATUS
- DISCUSSION





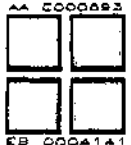
SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY
CYPRESS CREEK OPERATIONS CENTER
BUILDING COMPLEX PLANS

PARSONS

222 N.E. 26th Avenue, Suite 1000, Fort Lauderdale, FL 33301
Phone: (954) 769-1000 Fax: (954) 769-1111

**ARCHITECTS
INTERNATIONAL**

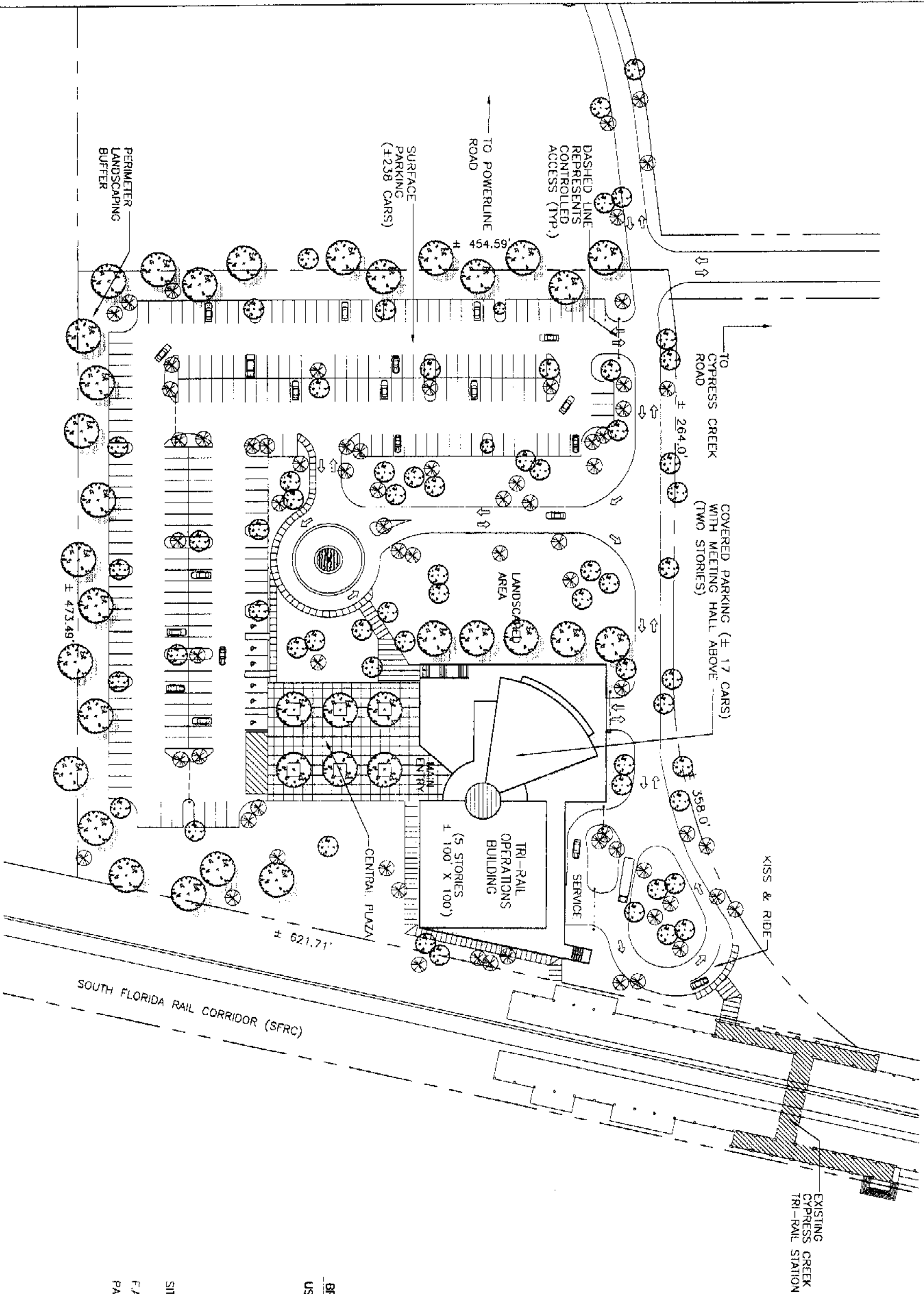
222 N.E. 26th Avenue, Suite 1000, Fort Lauderdale, FL 33301
Phone: (954) 769-1000 Fax: (954) 769-1111



PROGRESS SET - MAY 26, 2004

DATE 02.15.04	HY A	DESCRIPTION REQUEST AT PRESENTATION	RTA STUDY DATE 02.15.04	BY 02.15.04	IN PROGRESS 02.15.04	ARCHITECTS INTERNATIONAL 227 N.E. 26TH AVE., MIAMI, FL 33137 PH. (305) 573 2852 FAX (305) 576 5150	RTA REGIONAL TRANSPORTATION AUTHORITY CYPRESS CREEK OPERATIONS CENTER	A-000
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Tri-Rail Cypress Creek Operations Center		
Breakdown -- Areas per Floor (in square feet)		
Floor	Area	Use
Ground Floor		Security, Reception, Main Meeting Hall access, Revenue, Procurement, spaces for HR & Customer Services, and Mechanical/support spaces
Office space	13,548	
Enclosed parking	<u>13,597</u>	
Level 1 total	27,144	
Level 2		HR, Training Room, Break Room, Mechanical/support spaces, and Meeting Hall and its support spaces.
Office space	9,824	
Meeting Hall & support spaces	<u>7,029</u>	
Level 2 total	16,653	
Level 3	10,076	Marketing, Customer Service, Operations, Dispatch, and Mechanical/support spaces
Level 4	10,133	Finance, Engineering, IS, and Mechanical/support spaces
Level 5	10,193	Executive Offices, Planning, Central Records, and Mechanical/support spaces
Total Enclosed Bldg	74,199	
Site		
Paved parking area	8,093	
Roadways	27,467	
Walkways	16,338	



BREAKDOWN	
USABLE BUILDING AREAS	
TRI-RAIL BUILDING	
TOWER	± 50,000 S.F.
5 STORIES ± 100' X 100'	
MTG HALL & BASE	± 11,000 S.F.
TOTAL TRI-RAIL	± 61,000 S.F.
SITE AREA	± 253,094 S.F.
	5.81 ACRE
F.A.R.	± 0.241
PARKING PROVIDED	
UNDERGROUND @ TRI-RAIL BUILDING	± 17 CARS
SURFACE STRUCTURE	± 230
TOTAL	± 247

REVISIONS		DATE		BY		DESCRIPTION	
DATE	BY	DATE	BY	DATE	BY	DATE	BY
02.16.04	A					REQUEST AT PRESENTATION	

ARCHITECTS
INTERNATIONAL

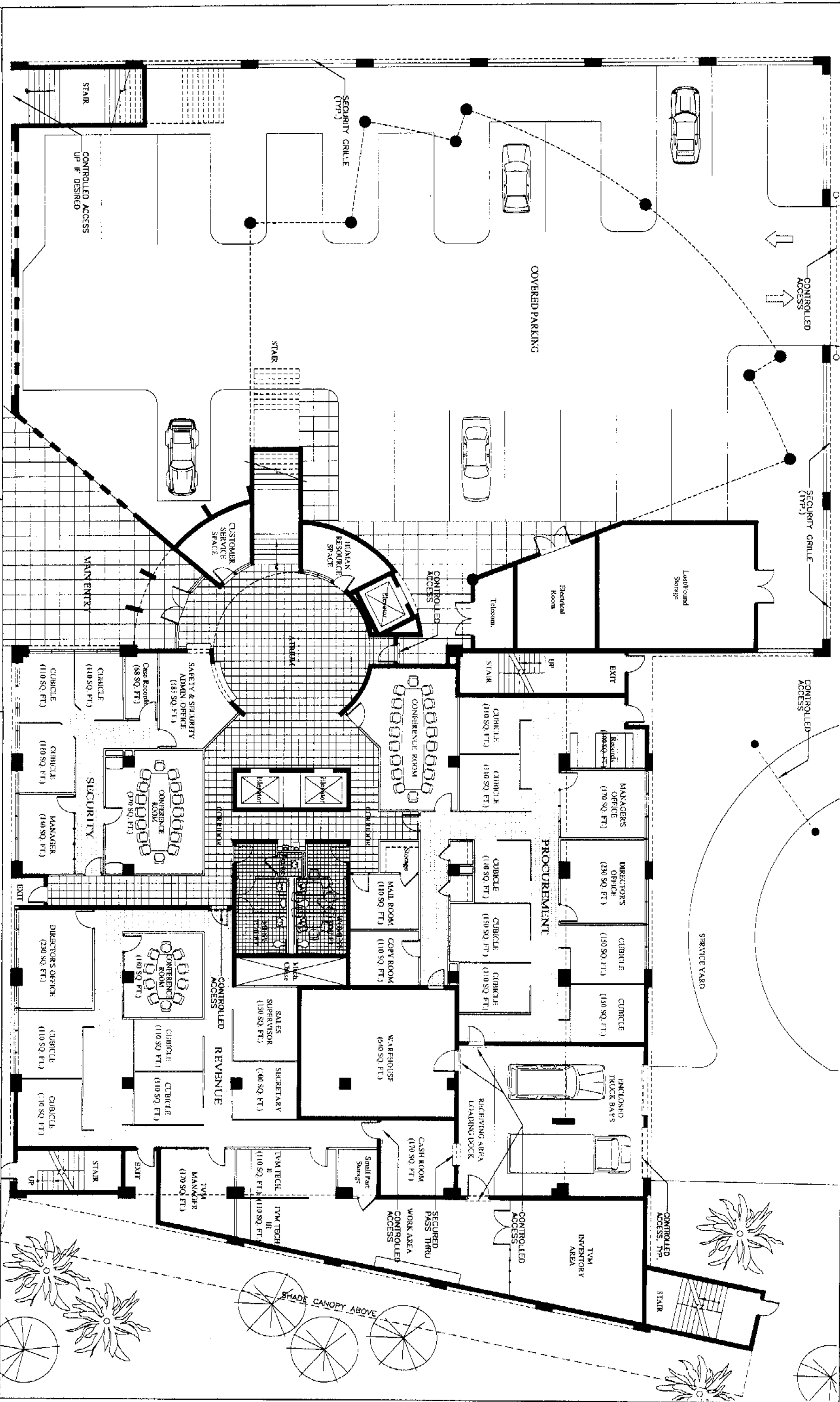
PHASE I
SITE PLAN

SCALE : 1" = 80'

RTA
REGIONAL
TRANSPORTATION
AUTHORITY

CYPRESS CREEK OPERATIONS CENTER

A-100



DATE		BY		DESCRIPTION		DATE		BY		DESCRIPTION	
02.16.04		A		REQUEST AT PRESENTATION							

ARCHITECTS

INTERNATIONAL

227 N.E. 26 TERR. MIAMI, FL 33137
PH. (305) 573 2052 FAX (305) 576 5150

FIRST FLOOR PLAN

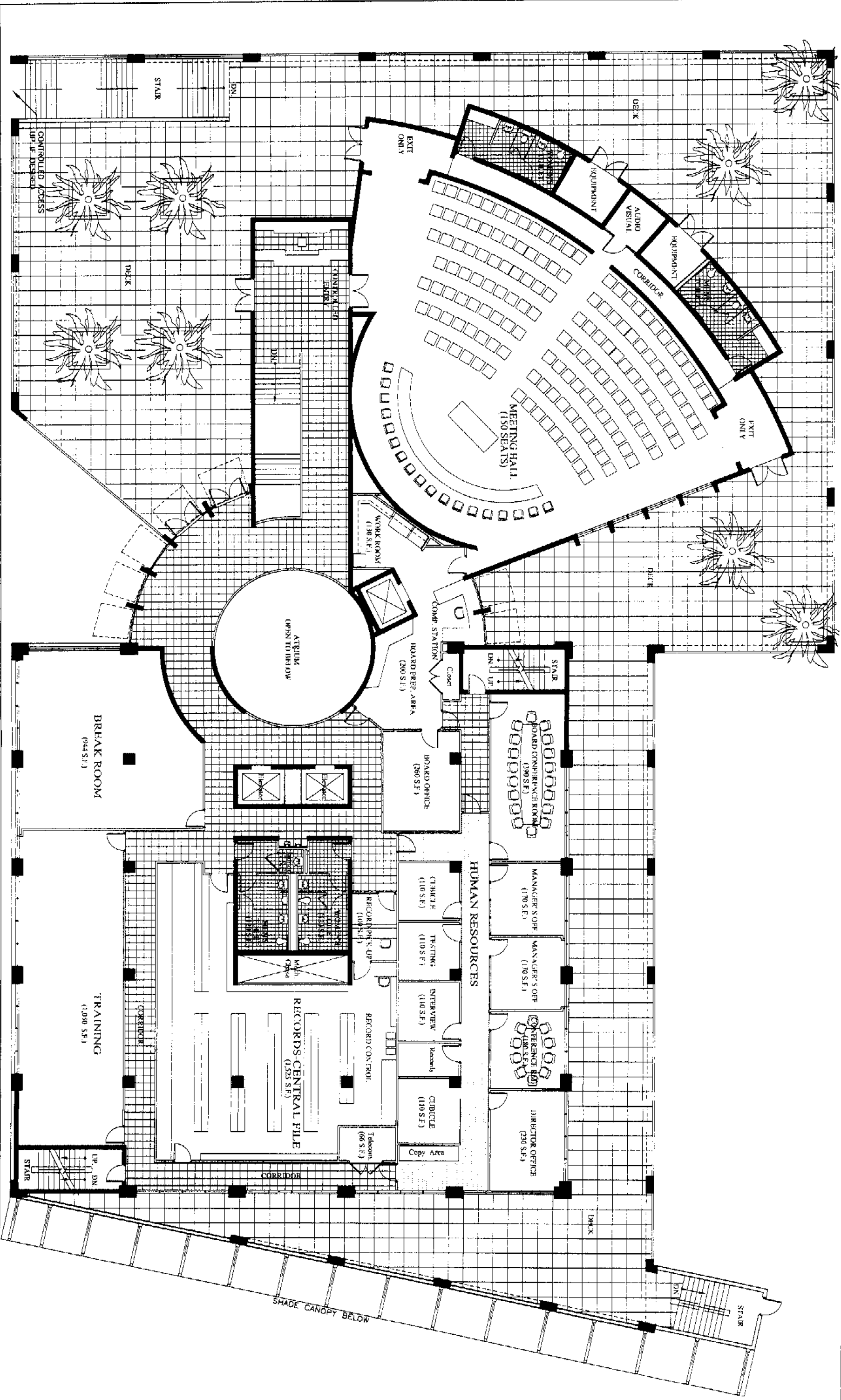
SCALE : 1/16" = 1'-0"

SECURITY REVENUE PROCUREMENT

RTA REGIONAL TRANSPORTATION AUTHORITY

CYPRESS CREEK OPERATIONS CENTER

A-101



REVISIONS		DESCRIPTION	
DATE	BY	DATE	BY
02.16.04	A	REQUEST AT PRESENTATION	

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INTERNATIONAL

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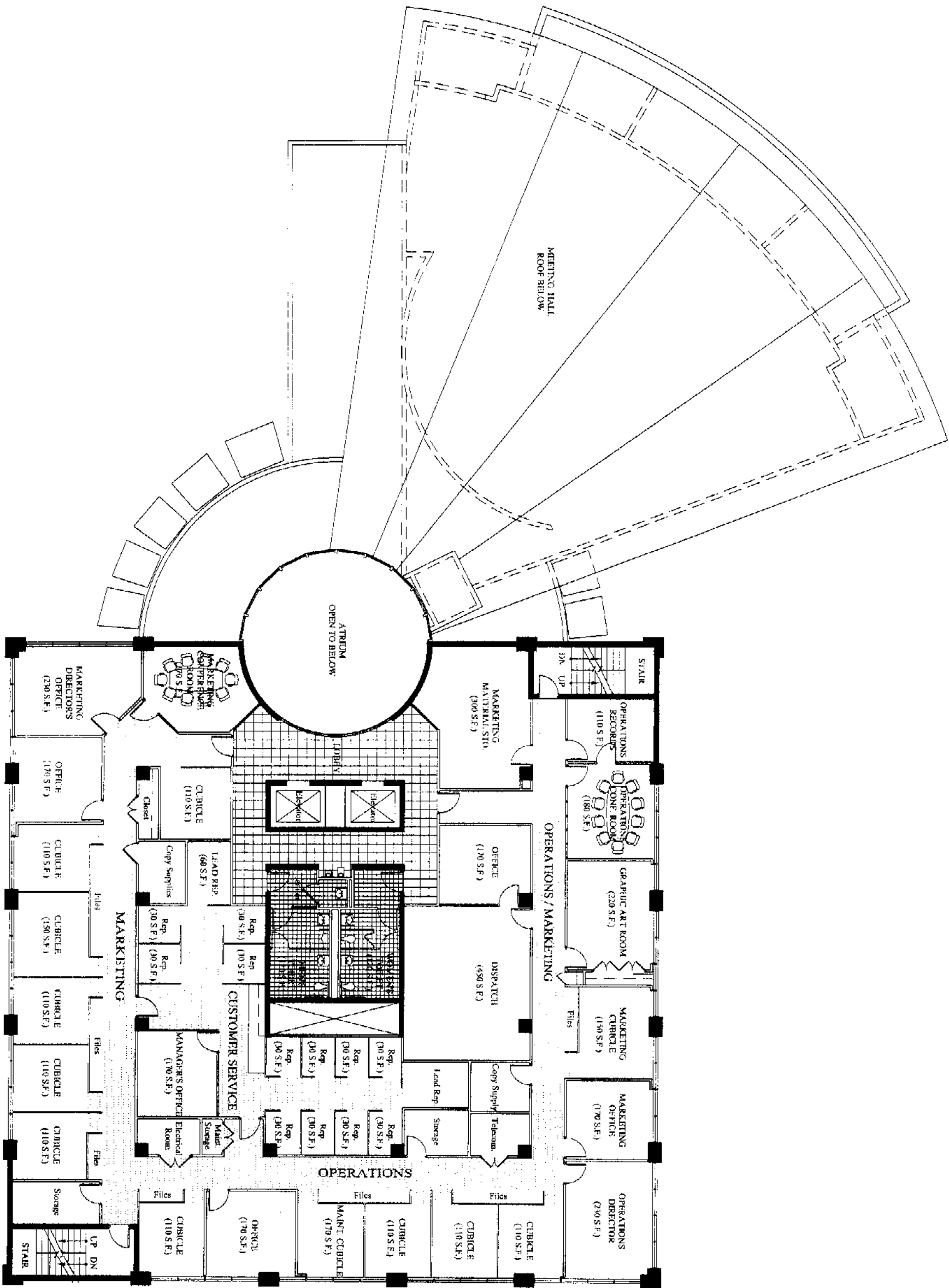
SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

MEETING HALL
HUMAN RESOURCES
RECORDS
TRAINING
STAFF BREAKROOM

REGIONAL
TRANSPORTATION
AUTHORITY
RTA
CYPRESS CREEK OPERATIONS CENTER

A-102



REVISIONS		DESCRIPTION	
DATE	BY	DATE	BY
02.16.04	A	REQUEST AT PRESENTATION	

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INTERNATIONAL
227 N.E. 26 TERR. MIAMI, FL. 33137
PH. (305) 573 2052 FAX (305) 576 5150

THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

MARKETING
CUSTOMER SERVICE
DISPATCH
OPERATIONS

RTA
REGIONAL
TRANSPORTATION
AUTHORITY
CYPRESS CREEK OPERATIONS CENTER

A-103

REVISIONS		DESCRIPTION
DATE	BY	
02.16.04	A	REQUEST AT PRESENTATION

ARCHITECTS
INTERNATIONAL

227 N.E. 26 TERR. MIAMI, FL. 33137
PH - (305) 573 2052 FAX (305) 576 5150

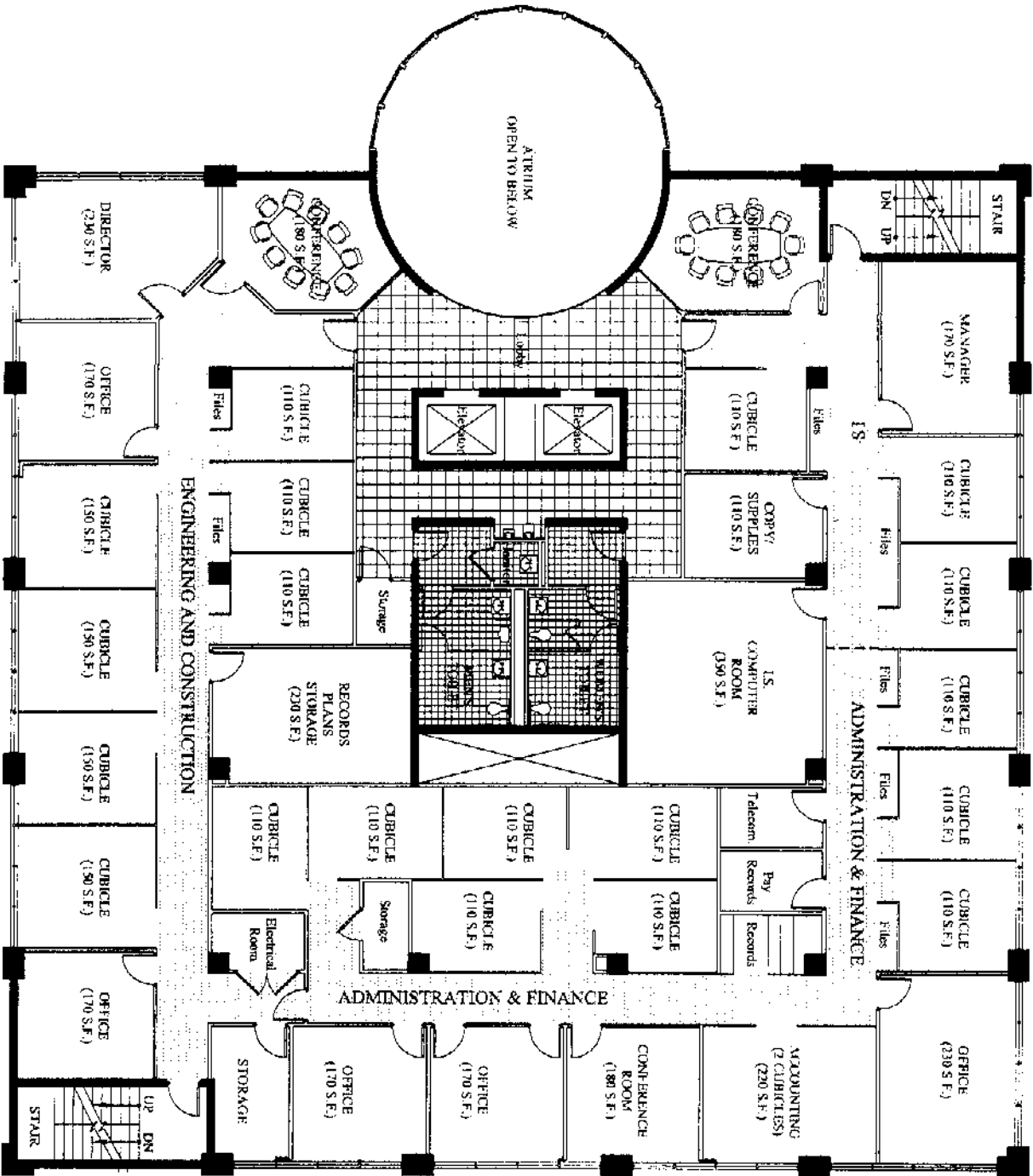
FOURTH FLOOR PLAN

SCALE : 1/16" = 1'-0"

I.S.
FINANCE
ENGINEERING

RTA
REGIONAL
TRANSPORTATION
AUTHORITY

CYTRESS CREEK OPERATIONS CENTER



REVISIONS			
DATE	BY	DESCRIPTION	
02.16.04	A	REQUEST AT PRESENTATION	

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INTERNATIONAL

227 NE 26 TERR. MIAMI, FL 33137

PH: (305) 573 2032 FAX (305) 576 5130

FIFTH FLOOR PLAN

SCALE : 1/16" = 1'-0"

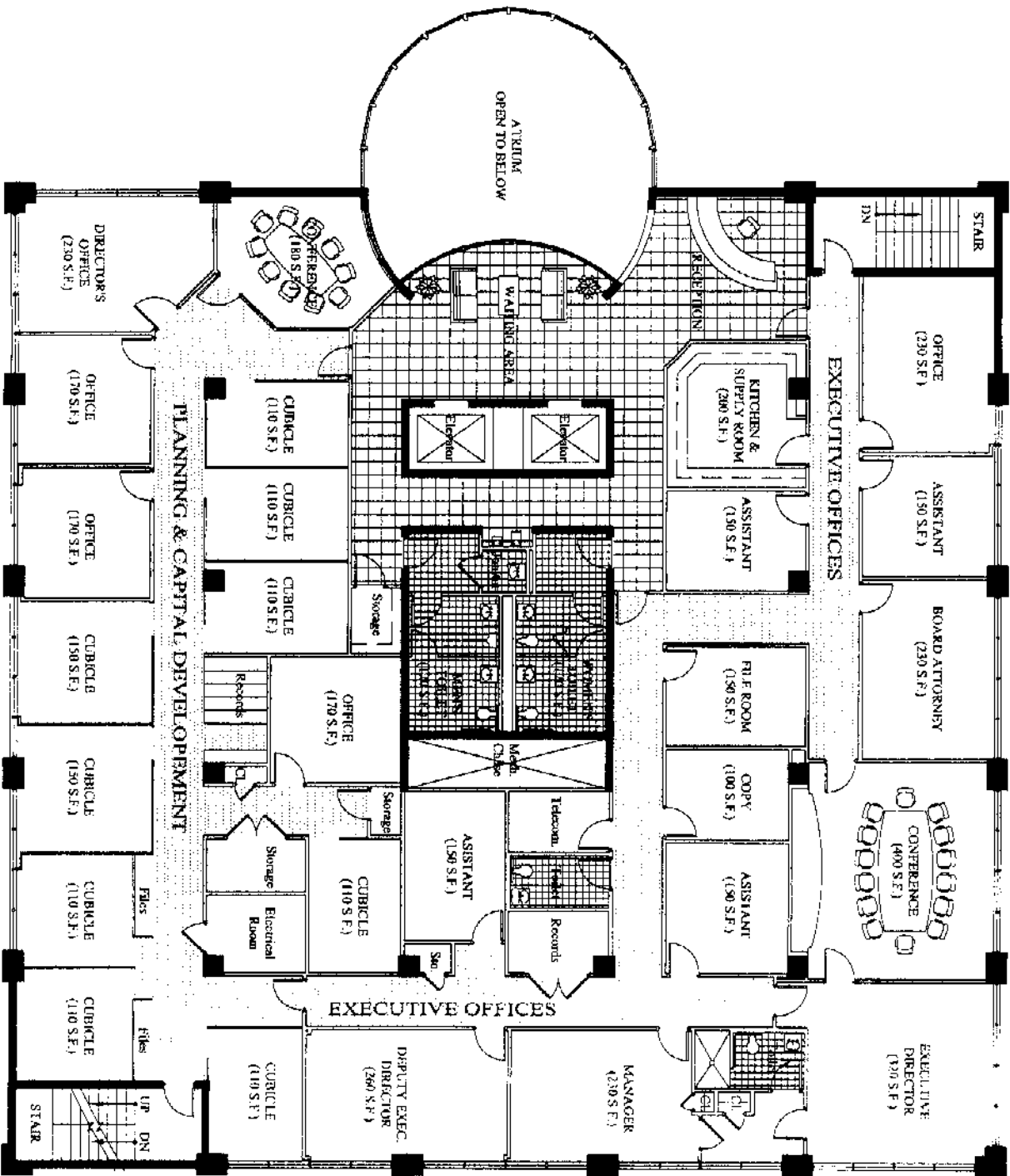
EXECUTIVE OFFICES

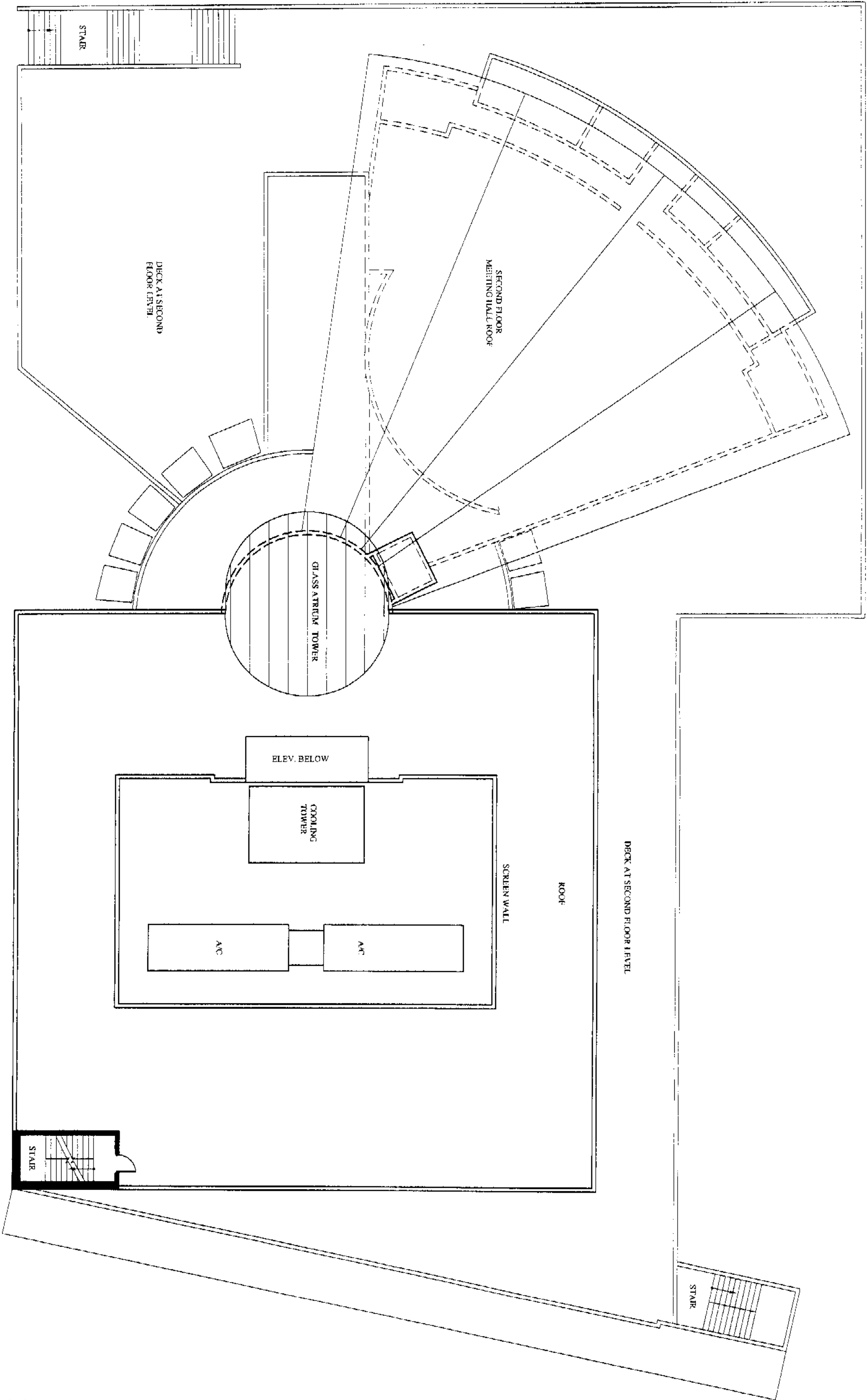
PLANNING

RTA

REGIONAL TRANSPORTATION AUTHORITY

CYPRESS CREEK OPERATIONS CENTER



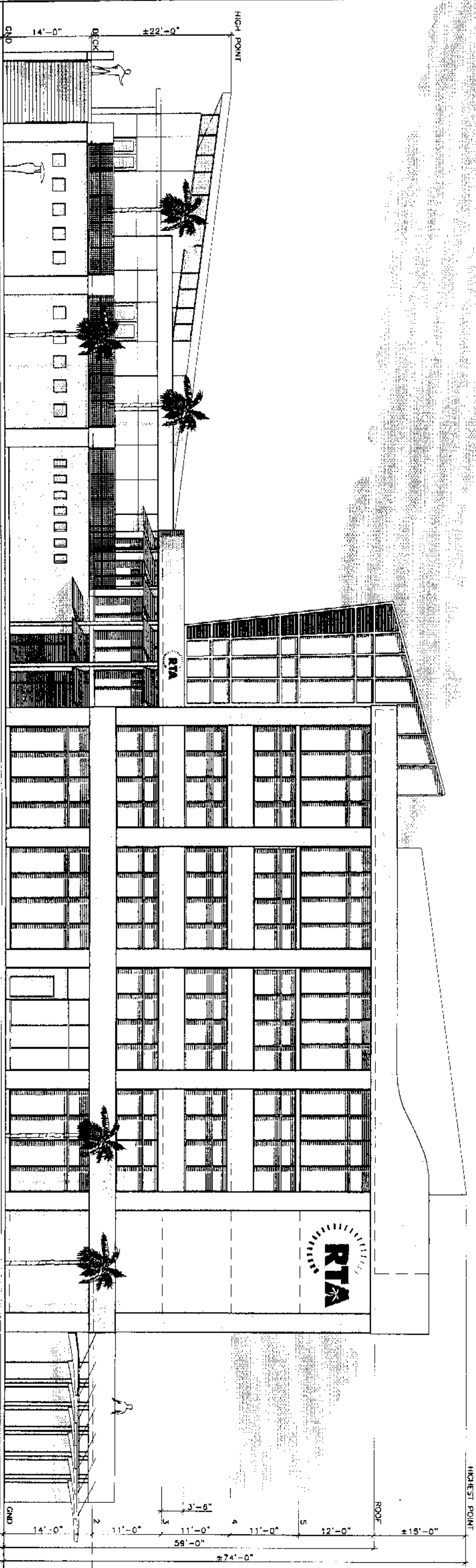


REVISIONS		DESCRIPTION	DATE	BY
02.16.04	A	REQUEST AT PRESENTATION		

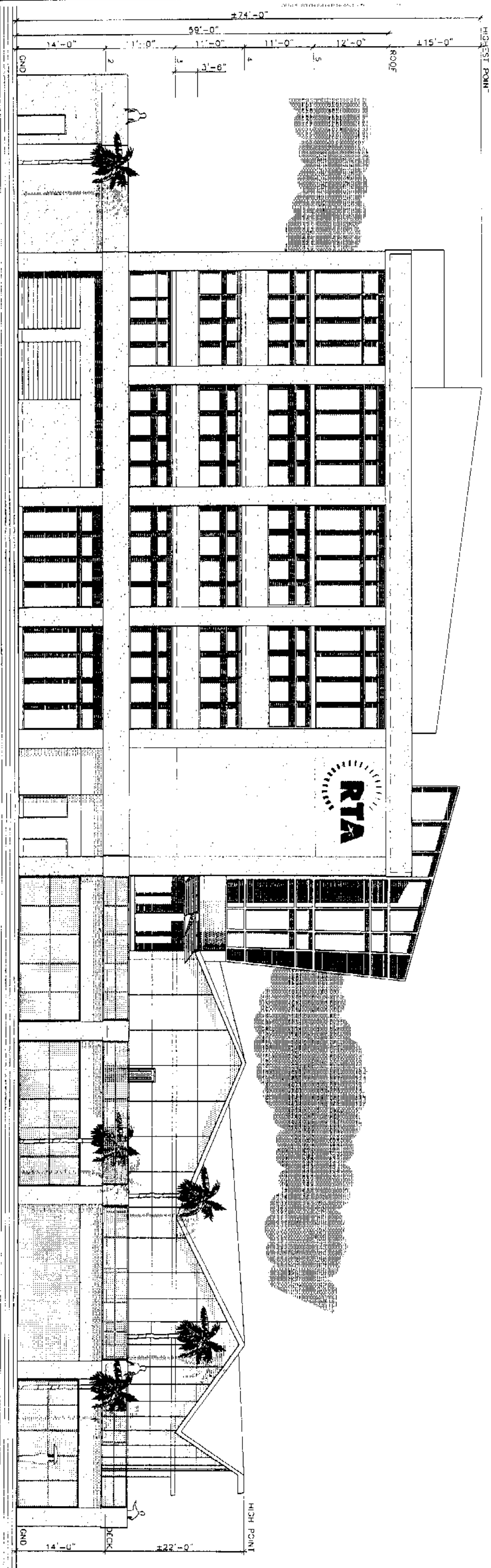
ARCHITECTS
INTERNATIONAL
227 N.E. 26 TERR. MIAMI, FL. 33137
PH. (305) 573 2052 FAX (305) 576 5150

ROOF PLAN
SCALE : 1/16"=1'

RTA
REGIONAL
TRANSPORTATION
AUTHORITY
CYPRESS CREEK OPERATIONS CENTER



REVISIONS				ARCHITECTS		SOUTH ELEVATION	RTA	A-201
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			
02.16.04	A	REQUEST AT PRESENTATION				SCALE : 1/16" = 1'-0"	REGIONAL TRANSPORTATION AUTHORITY CYPRESS CREEK OPERATIONS CENTER	



REVISIONS		DESCRIPTION	
DATE	BY	DATE	BY
02.16.04	A	REQUEST AT PRESENTATION	

ARCHITECTS

INTERNATIONAL

227 N.E. 26 TERR. MIAMI, FL 33137
PH: (305) 573 2032 FAX (305) 376 5150

NORTH ELEVATION

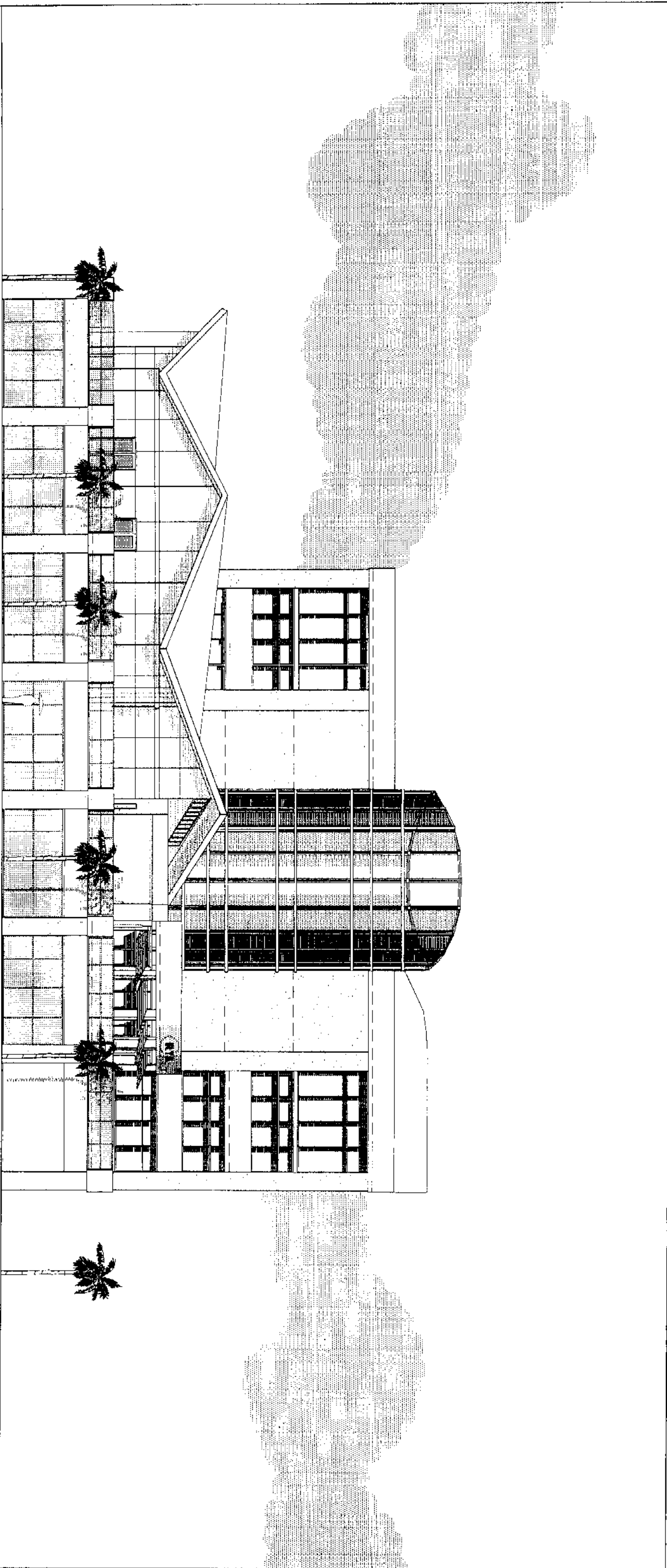
SCALE: 1/16" = 1'-0"

RTA

REGIONAL TRANSPORTATION AUTHORITY

CYPRESS CREEK OPERATIONS CENTER

A-202



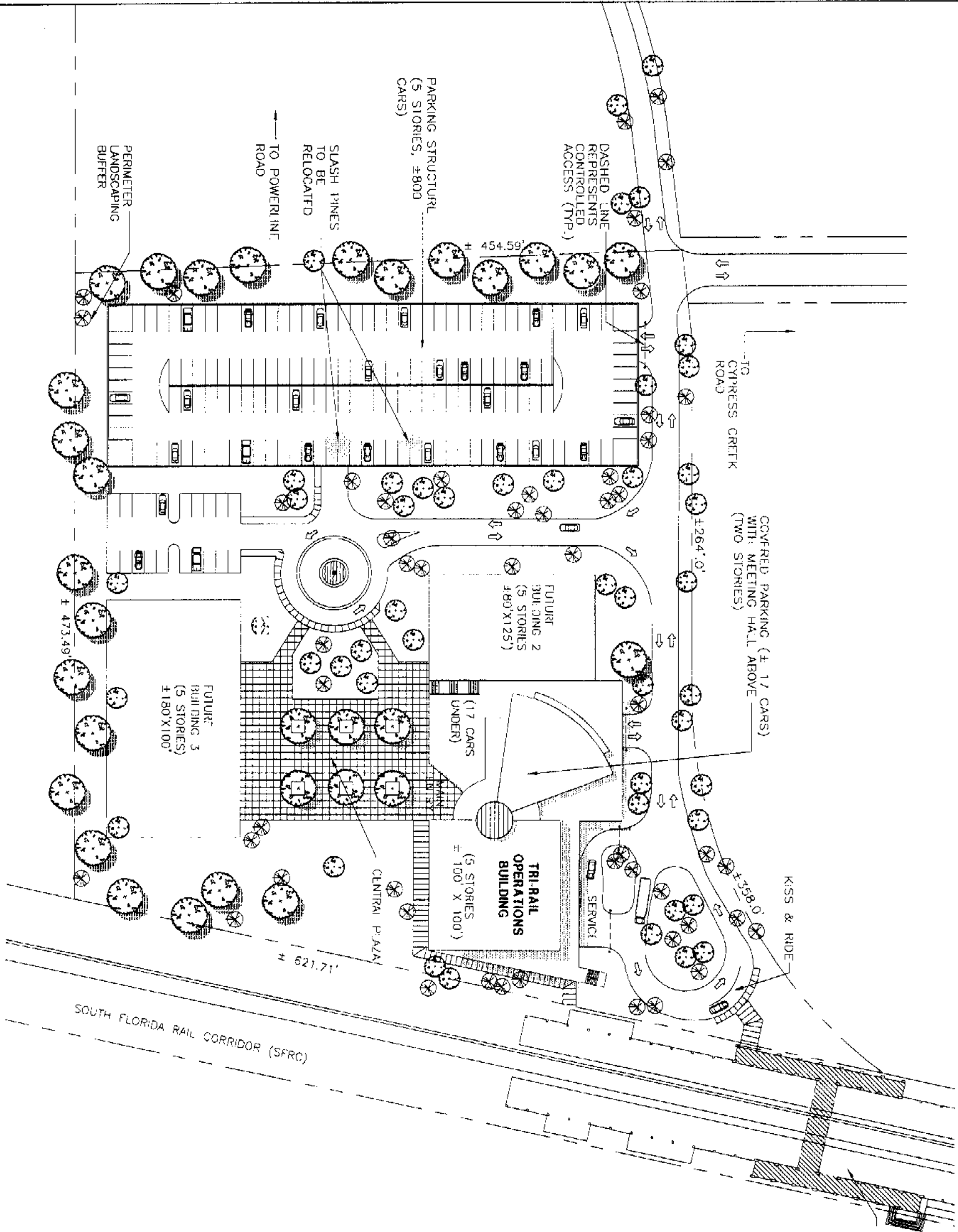
REVISIONS			
DATE	BY	DESCRIPTION	
02.18.04	A	REQUEST AT PRESENTATION	

ARCHITECTS
INTERNATIONAL
227 N.E. 26 TERR. MIAMI, FL. 33137
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WEST ELEVATION
SCALE : 1/16" = 1'-0"

RTA REGIONAL
TRANSPORTATION
AUTHORITY
CYPRSS CREEK OPERATIONS CENTER

A-203



EXISTING
CYPRESS CREEK
TRI-RAIL STATION

BREAKDOWN

USABLE BUILDING AREAS

TRI-RAIL BUILDING

TOWER ± 50,000 S.F.

5 STORIES ± 100' X 100'

MTG HALL & BASE ± 11,000 S.F.

TOTAL TRI-RAIL ± 61,000 S.F.

FUTURE BUILDING 2 ± 50,000 S.F.

5 STORIES, ± 80' X 125'

FUTURE BUILDING 3 ± 89,000 S.F.

5 STORIES, ± 180' X 100'

TOTAL AREA ALL BUILDING ± 200,000 S.F.

SITE AREA ± 253,094

FLOOR AREA RATIO (F.A.R.) ± 5.81 ACRE

PARKING PROVIDED

UNDERGROUND @ TRI-RAIL BUILDING. ± 17 CARS

PARKING STRUCTURE. ± 800 CARS

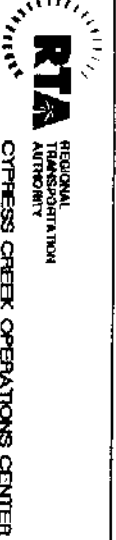
SURFACE PARKING ± 20

TOTAL ± 837

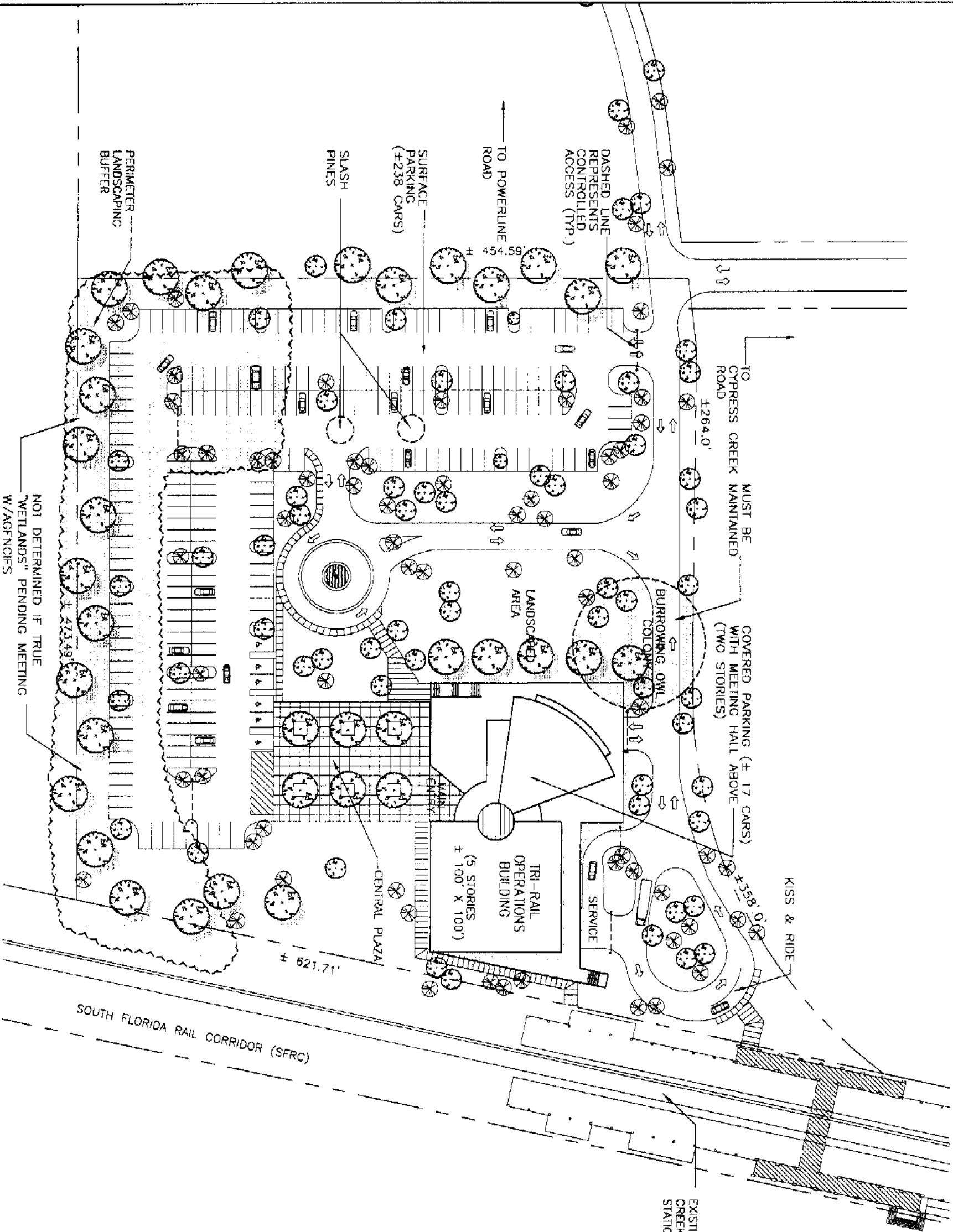
DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION
02.16.04	A	REQUEST AT PRESENTATION				

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PH. (305) 573 2052 FAX (305) 576 5150

CONCEPTUAL MASTER
PLAN
SCALE : 1"=80'



MP-100



POSSIBLE ENVIRONMENTAL CONSTRAINTS

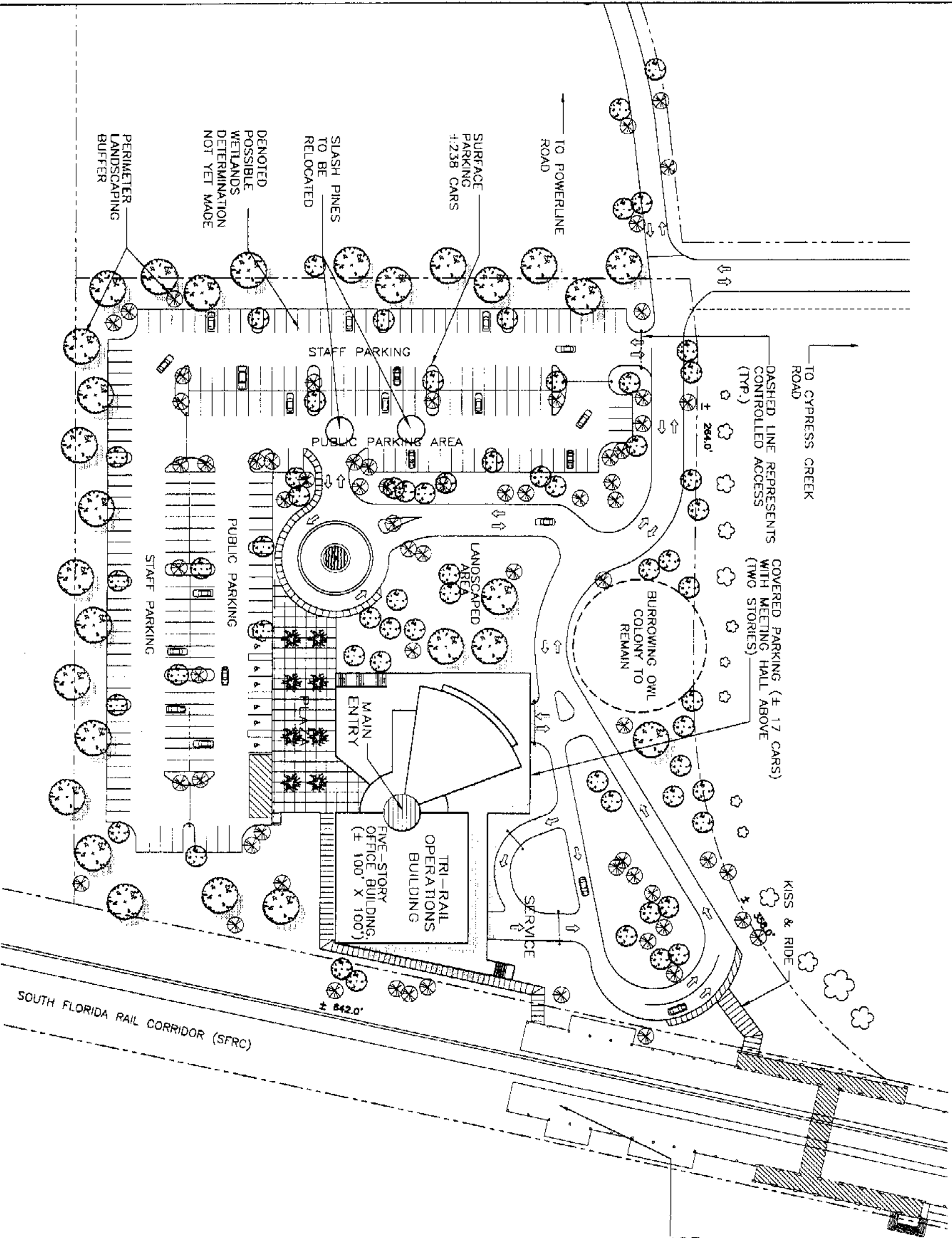
BURROWING OWL COLONY	TO REMAIN
2 SLASH PINES	RELOCATED
WETLANDS	NOT DETERMINED

DATE	BY	DESCRIPTION	REVISIONS
02.16.04	A	REQUEST AT PRESENTATION	

ARCHITECTS
INTERNATIONAL
 227 N.E. 26 TERR. MIAMI, FL. 33137
 PH. (305) 573 2052 FAX (305) 576 5150

CONSTRAINTS I
SITE PLAN
 SCALE : 1"=80'

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BREAKDOWN	OFFICE S.F.
USABLE BUILDING AREAS	
TRI-RAIL BUILDING	

TOWER	± 50,000 S.F.
5 STORIES ± 100' X 100'	
MTG HALL & BASE	± 11,000 S.F.

TOTAL TRI-RAIL	± 61,000 S.F.
SITE AREA	± 253,094 S.F.
FLOOR AREA RATIO (F.A.R.)	5.81 ACRE
PARKING PROVIDED	± 0.241
UNDERGROUND @ TRI-RAIL BUILDING	± 17 CARS
SURFACE STRUCTURE	± 230
TOTAL	± 247

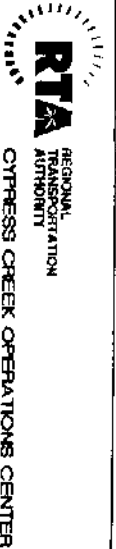
BREAKDOWN IF AREA IS REDUCED BY CONSTRAINTS

SITE AREA	± 253,094 S.F.	± 5.81 ACRES
AREA REDUCTIONS BY CONSTRAINTS		
STATION BUS DROP-OFF/TURN AROUND	± (29,100) S.F.	
REVENUE SECURED DELIVERY	± (11,000) S.F.	
BURROWING OWL COLONY	± (17,850 S.F.)	
WETLANDS	NOT DEFINED	
TOTAL AREA REDUCTIONS	± (57,950 S.F.)	
REDUCED SITE AREA	± (195,144 S.F.)	± 4.48 ACRES
FLOOR TO AREA RATIO (F.A.R.)		± 0.313

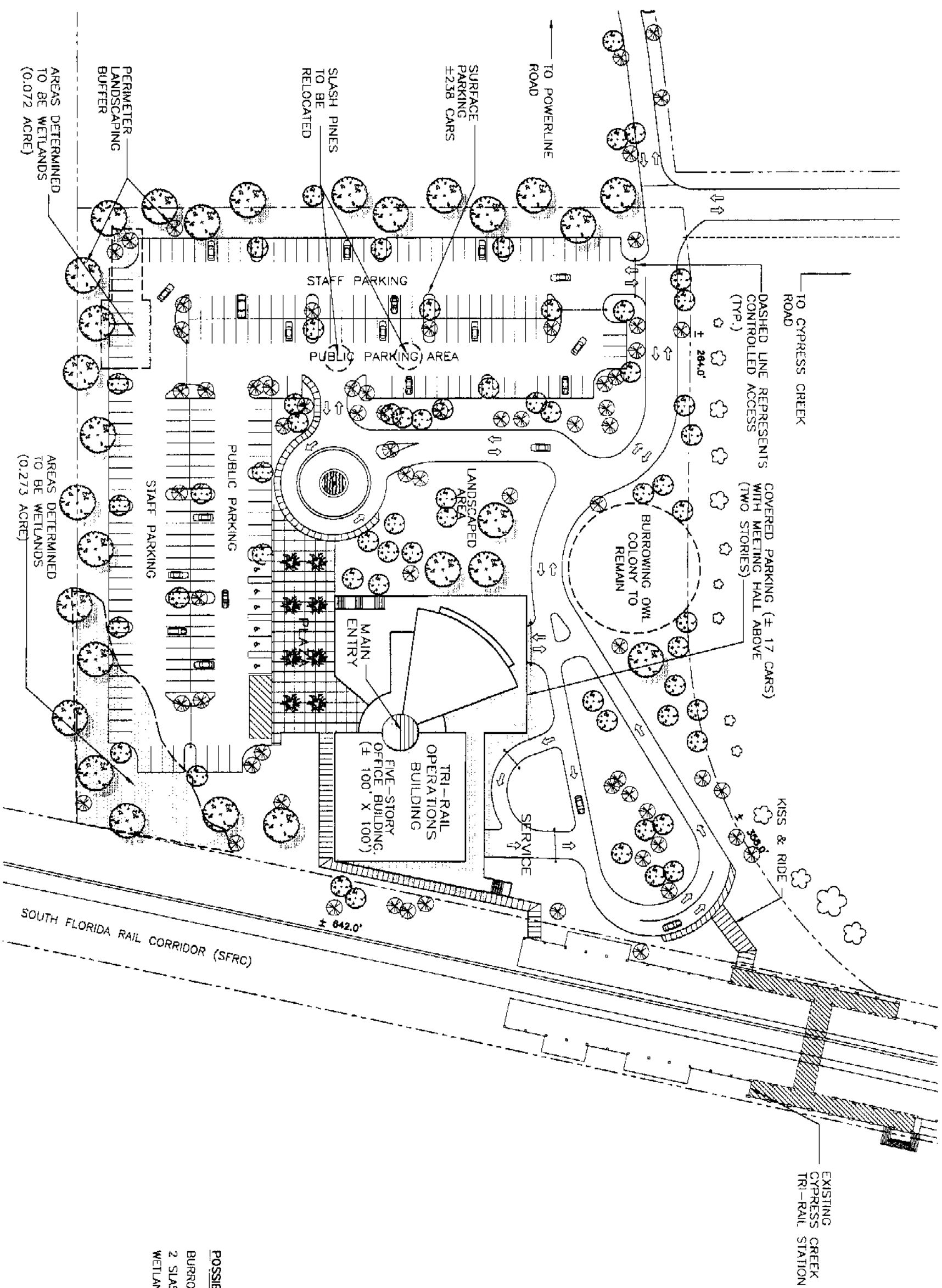
DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION
02.16.04	A	REQUEST AT PRESENTATION				

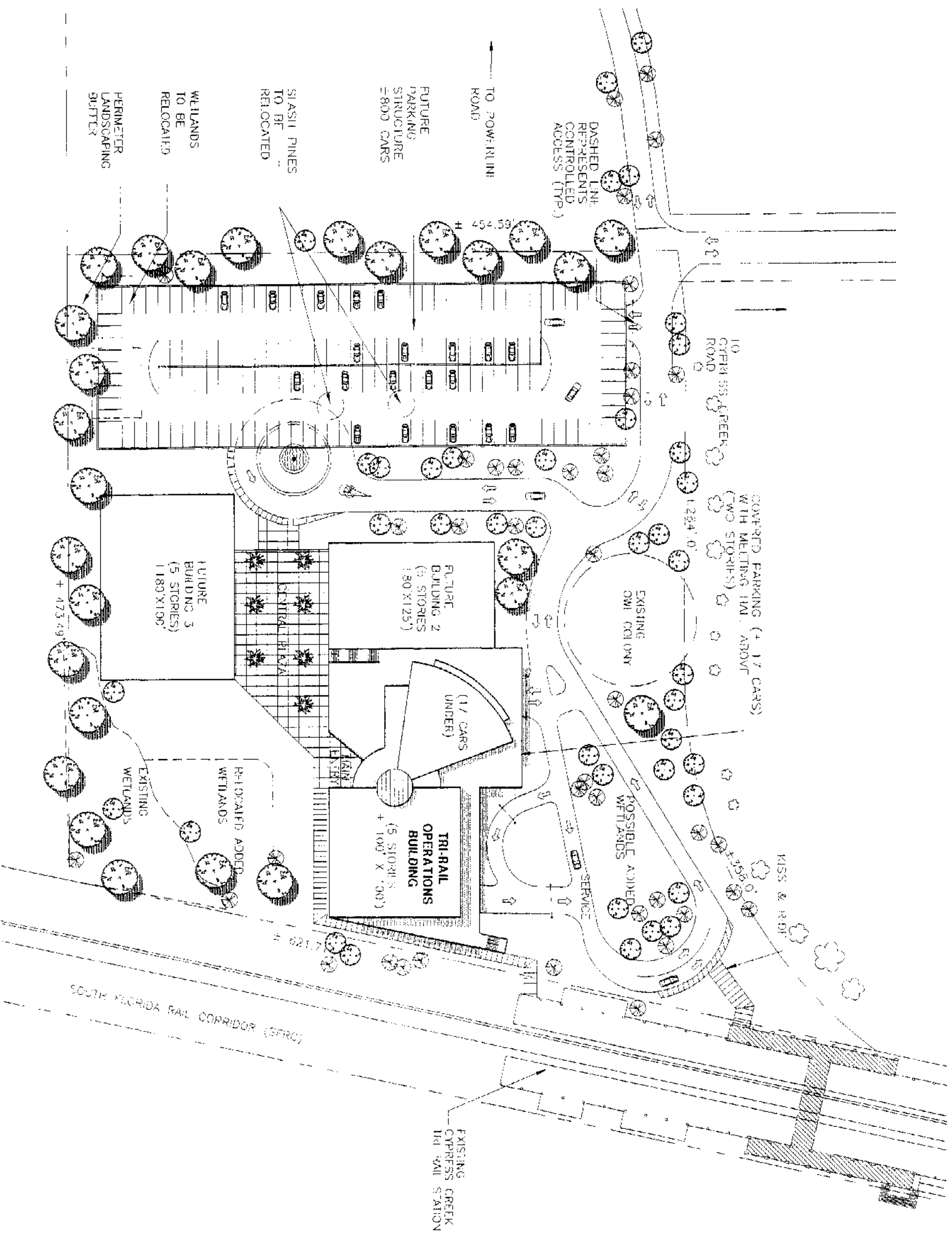
ARCHITECTS
INTERNATIONAL
227 N.W. 26 TERR. MIAMI, FL. 33137
PH. (305) 573-2052 FAX (305) 576-5150

REVISION NO. 1 - PHASE I
SITE PLAN
SCALE : 1"=80'



A-100C





BREAKDOWN	GROSS S.F.
USABLE BUILDING AREAS	
TRI-RAIL BUILDING	
LOWER	± 50,000 S.F.
5 STORIES = 100' X 100'	
MIG HALL & GASC	± 11,000 S.F.
TOTAL TRI-RAIL BUILDING	± 61,000 S.F.
FUTURE BUILDING 2	± 50,000 S.F.
5 STORIES, 180' X 125'	
FUTURE BUILDING 3	± 70,000 S.F.
5 STORIES, 1180' X 190'	
TOTAL AREA ALL BUILDINGS	± 181,000 S.F.

SIG AREA	± 253,094 S.F.
	5.81 ACRE
F.A.R.	± 0.715
PARKING PROVIDED	
UNDERCOVER @ TRI-RAIL BUILDING	± 17 CARS
PARKING STRUCTURE	± 800 CARS
TOTAL	± 817 CARS

BREAKDOWN IF AREA IS REDUCED BY CONSTRAINTS

SITE AREA	± 253,094 S.F.
	± 5.81 ACRES
AREA REDUCTIONS BY CONSTRAINTS	
STATION BUS DROP-OFF/TURN AROUND	± (29,100) S.F.
REVENUE SECURED DELIVERY	± (11,000) S.F.
BURROWING OWL COLONY	± (7,350 S.F.)
WETLANDS	± (16,600 S.F.)
TOTAL AREA REDUCTIONS	± (74,550 S.F.)
REDUCED SITE AREA	± (178,544 S.F.)
FLOOR TO AREA RATIO (F.A.R.)	14.10 ACRES
	± 1.014

DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION
02.16.04	A	REQUEST AT PRESENTATION				

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CONCEPTUAL MASTER PLAN
SCALE: 1"=30'

RTA
REGIONAL
TRANSPORTATION
AUTHORITY
CYPRESS CREEK OPERATIONS CENTER

MP-100B